

to let

Units 4 -8, The Viscount Centre

Shaw Road, Speke L24 9GS

Traditional Warehouse with Offices

7,300 to 79,775 sq ft (678 - 7,411 sq m)



- Lofty Warehousing - up to 10m Eaves
- Close to Airport
- Production or Warehousing
- On Site Parking & Loading
- Quality Internal Offices
- New Lease Available
- Private Yard Area

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 207 7728



RENT
£2.75 per sq ft

PRICE
£30 per sq ft

RATEABLE VALUE
£104,000

RATES PAYABLE 2014/15
c£48,000

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse & Co, Centrix@Connect
Connect Business Village, Derby Road, Liverpool L5 9PR
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



LOCATION

The property is situated within the Speke Industrial Estate which is located just off the main Speke Boulevard A561 approx 6 miles south of Liverpool City Centre. The property is located within 2 miles of the M57 Motorway and 2 miles from Liverpool Airport.

DESCRIPTION

The property comprises a series of interlinked lofty warehouses with offices and associated facilities including laboratory space. Outside there is a good sized yard with adequate room for car parking, lorry parking and some external storage.

LEASE DETAILS

The property is available as a whole or in parts on new modern commercial leases for a period to be agreed.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

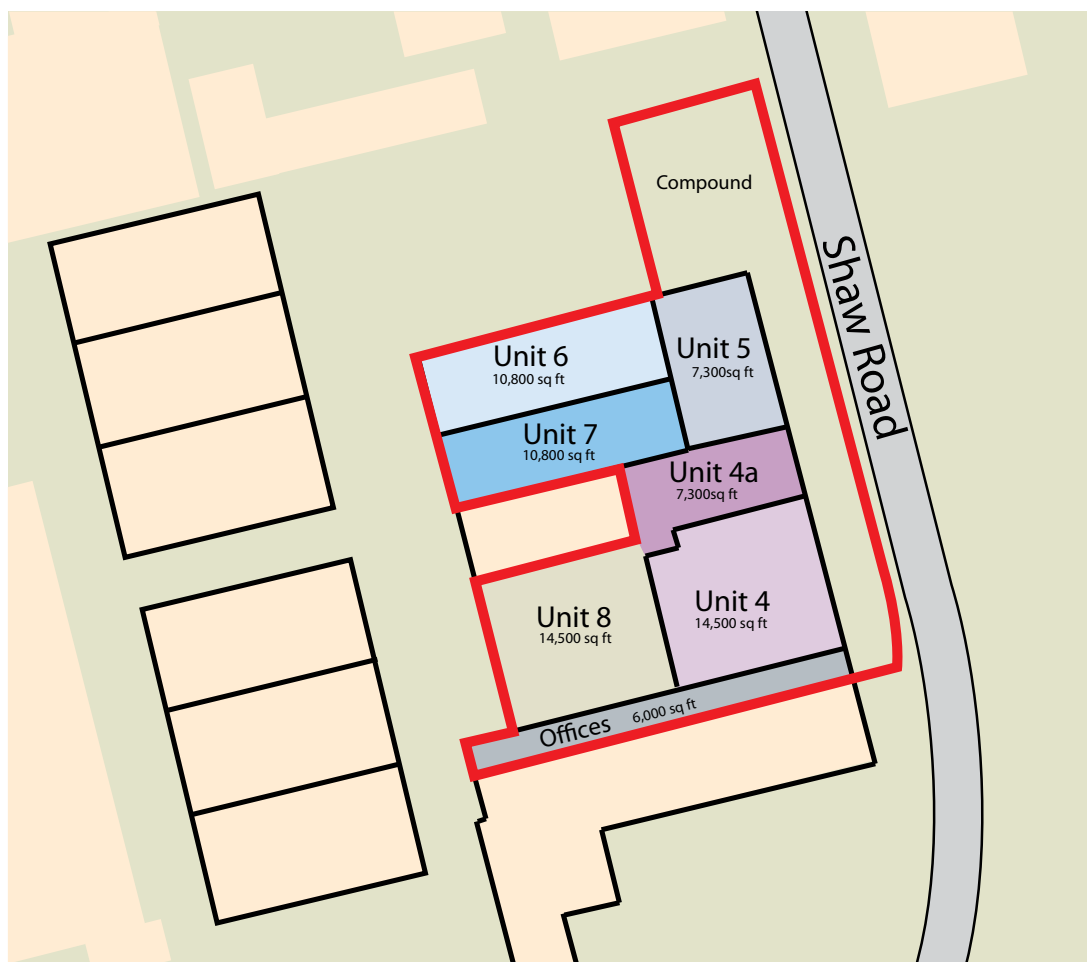
Warehousing	6,854 sq m	73,775 sq ft
Offices	557 sq m	6,600 sq ft
Total Gross Internal Area	7,411 sq m	79,775 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT will be payable on the rent and/or purchase price.



Shedule of Areas

Unit Number	Size sq m	Size sq ft	Rent	
Unit 4	1,695 sq m	18,255 sq ft	£50,200 pa	£2.75 per sq ft
Unit 4a	871 sq m	14,500 sq ft	£25,800 pa	£2.75 per sq ft
Unit 5	943 sq m	14,500 sq ft	£28,000 pa	£2.75 per sq ft
Unit 6	1,000 sq m	10,800 sq ft	£29,500 pa	£2.75 per sq ft
Unit 7	1,000 sq m	10,800 sq ft	£29,500 pa	£2.75 per sq ft
Unit 8	1,336 sq m	14,500 sq ft	£32,500 pa	£2.75 per sq ft
Offices	556 sq m	6,000 sq ft	£16,500 pa	£2.75 per sq ft
Gross Internal Area	7,411 sq m	79,774 sq ft	£220,000 pa	