



**TO LET**

**PROMINENT  
INDUSTRIAL UNIT**

**Total Area 3,313 sq.ft. (307.8 sq.m.)**

**Unit 22 The Sandon Estate, Sandon Way, Liverpool, L5 9YN**

- **POPULAR LOCATION**
- **PROMINENT POSITION WITH DIRECT ACCESS TO DERBY ROAD**
- **CLOSE TO LIVERPOOL CITY CENTRE**

**LOCATION**

The unit is located on The Sandon Estate, which is situated approximately 1.5 miles from Liverpool City Centre.

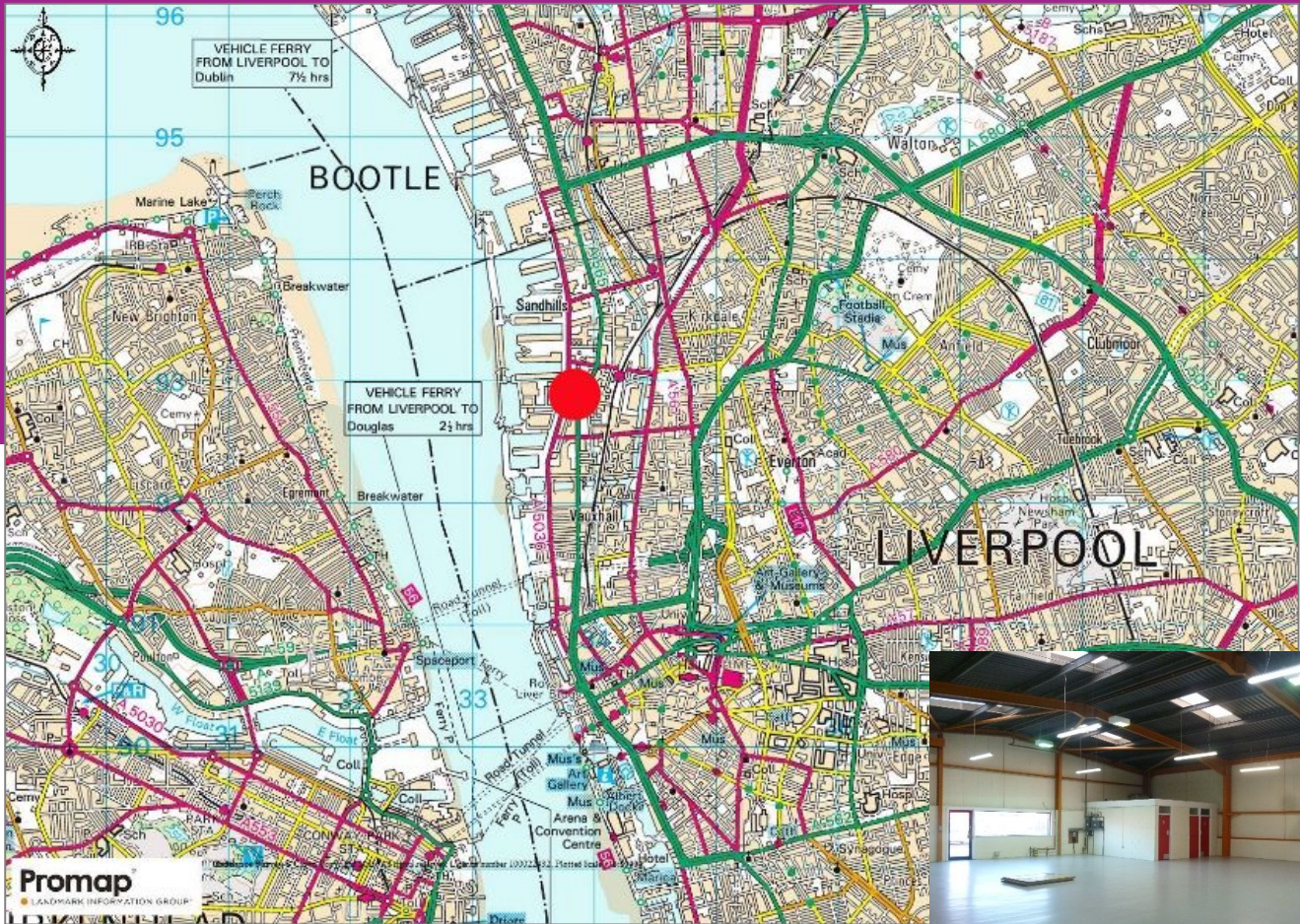
The Estate is accessed directly from Derby Road, being one of the main arterial routes in and out of the city centre to North Liverpool and wider motorway connections which make it an ideal site for Trade Counter Use. 22 Sandon is well connected, with bus stops being located along Derby Road and Sandhills Merseyrail Train Station just a 6 minute walk.

**mason  
owen...**

property consultants

**0151 242 3000**  
[www.masonowen.com](http://www.masonowen.com)

# Unit 22 The Sandon Estate, Sandon Way, Liverpool, L5 9YN



## Description

The unit is of steel portal frame construction, with an eaves height of 5m. The premises benefits from a trade entrance, 10% roof light fenestration, two Powmatic gas blowers and a concertina loading door with a height of 4.75m.

The unit currently has office accommodation, trade counter and male/female toilet facilities. The landlord is willing to refurbish the unit in conjunction with a tenant.

## Area

3,313 sq.ft. (307.8 sq.m.)

## Lease

A new Full Repairing & Insuring lease for a minimum term of 5 years.

## Rent

£20,800 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Service Charge

To be confirmed

## Insurance

To be confirmed

## EPC

E114

## Legal costs

Each party to be responsible for their own legal costs.

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*

## Viewing

Strictly through the agent:

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