

# TO LET

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

## Warehouse/Industrial Unit



# 3,323 sq.ft

(308.72 sq.m)

- Popular location
- Access directly off Derby Road, (A565)
- Close proximity to Liverpool city centre

# UNIT 22

### DESCRIPTION

- Cladding to roof and elevations
- Open plan accommodation
- Approx 5.1m (16ft 10") to eaves
- Electrically operated roller shutter door 4.1m (13ft 5") wide by 4.6m (15ft) high
- New low bay sodium box lighting
- 3 phase power
- Male & Female wc's
- Self contained storage yard area

**Bolton  
Birch**

[www.boltonbirch.com](http://www.boltonbirch.com)

01244 311681

**mason  
owen...**

0151 242 3000

[www.masonowen.com](http://www.masonowen.com)

**LCP**

01384 400123

[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)

# UNIT 22

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## LOCATION – L5 9YN

The property is located within the established Sandon Industrial Estate which is approximately 1.5 miles north of Liverpool city centre.

The Estate is accessed directly from Regent Road and Boundary Street which in turn leads onto Derby Road (A565) one of the main arterial routes in and out of the city centre. Furthermore, the Switch Island junctions of the M57 and M58 motorways is approximately 3 miles to the north and provides access to the regional national motorway network whilst Sandhills Merseyrail Station located within close proximity.



## AREAS (Approx. Gross Internal)

Total	3,323 sq.ft	(308.72 sq.m)
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## RENT & RATES

Available on application.

## SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises, the premiums to be recovered from the tenant.

## PLANNING

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## ENERGY PERFORMANCE

Further information available upon request.

## REFERENCES & LEGAL COSTS

The granting of a lease will be subject to satisfactory references and accounts. Each party is responsible for their own legal costs in connection with the granting of the lease.

## VIEWINGS

Contact the appointed agents

**mason  
owen...**

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www.masonowen.com

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Indicative internal space



Indicative internal space



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