

To Let (May Sell)

41,276 sq ft

**Inframe House, Triumph Business Park
Speke, Liverpool, L24 9QG**



Description:

The property comprises a detached two bay warehouse of steel portal frame construction with profile cladding beneath a pitched profile clad insulated roof which incorporates translucent roof lights.

A two-storey office block is located to the front of the building, which comprises a mix of private offices, boardroom, showroom, staff canteen and WC facilities.

Specification:

The building benefits from the following:

- Three roller shutter doors
- Eaves height of 4.3m
- Secure, self-contained building
- Gas fired heating

Location:

The accommodation is situated on the Triumph Business Park off Speke Hall Road, Liverpool. Speke Hall Road (A562) is approximately 200 metres from Speke Boulevard (A561) which provides the main arterial route to Liverpool from the south of the city. Junction 6 of the M62 is approximately 3 miles distant.

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Terms:

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, the landlord will consider the sale of the freehold interest.

Rental/Price:

Upon application.

Rates:

The new occupier will be responsible for the payment of business rates. The property is listed in the 2017 Rating List at a value of £108,000, therefore the approximately Rates Payable for the year 2017-2018 equate to £50,328.

Legal Costs:

Each party is responsible for their own legal costs incurred during the transaction.

Viewing:

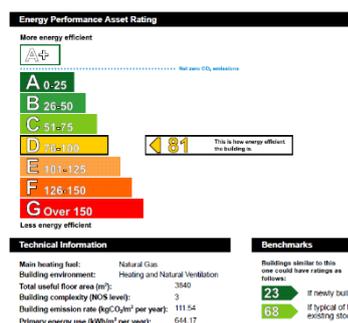
Viewing is strictly by appointment via the sole agents, Matthews & Goodman.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice and the following floor areas have been calculated:

	Sq Ft	Sq M
Warehouse Bay 1	21,523	1,999
Warehouse Bay 2	15,877	1,475
Ground Floor Offices	1,938	180
First Floor Offices	1,938	180
TOTAL	41,276	3,834

EPC:



DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) All floor areas have been measured and calculated in accordance with the RICS property measurement (incorporating IPMS) 1st Edition, May 2015, Office space has been measured to IPMS 3 - Office, unless otherwise stated. 7) Date of Publication: May 2017