

The Viscount Centre

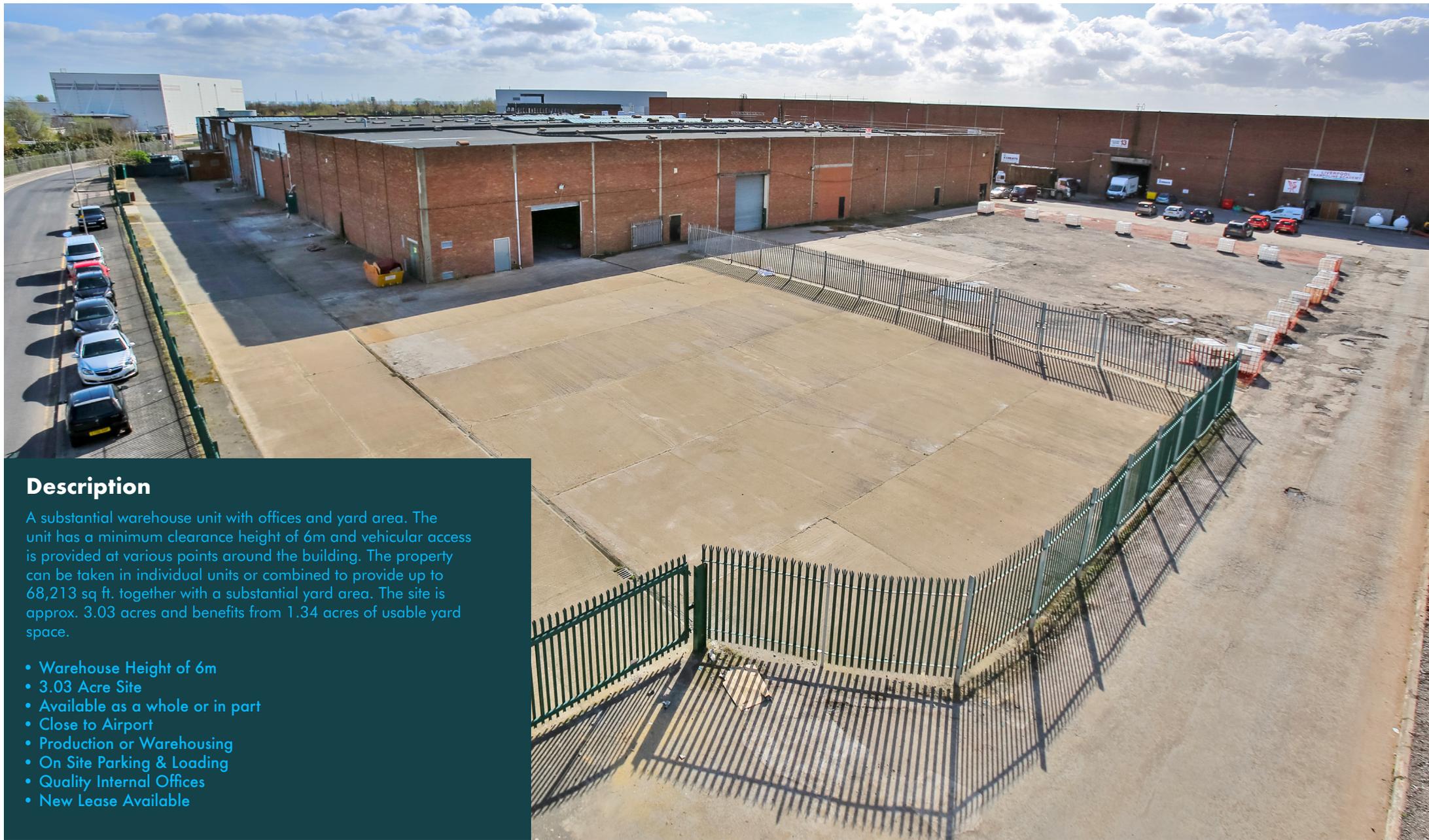
Shaw Road | Liverpool | Speke | L24 9GS



TO LET - Traditional Warehouse with Offices 7,170 – 79,032 Sq Ft (666 – 7,342 Sq M)

The Viscount Centre

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Description

A substantial warehouse unit with offices and yard area. The unit has a minimum clearance height of 6m and vehicular access is provided at various points around the building. The property can be taken in individual units or combined to provide up to 68,213 sq. ft. together with a substantial yard area. The site is approx. 3.03 acres and benefits from 1.34 acres of usable yard space.

- Warehouse Height of 6m
- 3.03 Acre Site
- Available as a whole or in part
- Close to Airport
- Production or Warehousing
- On Site Parking & Loading
- Quality Internal Offices
- New Lease Available



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Location

The Viscount Centre is located just off Speke Boulevard (A561), one of the main arterial routes into and out of Liverpool (7 miles), and also connecting to the Runcorn Bridge which is just 6 miles away, allowing access to the M56. The warehouse is also only 6 miles from Junction 6 of the M57 and M62, allowing for great connections to Manchester.



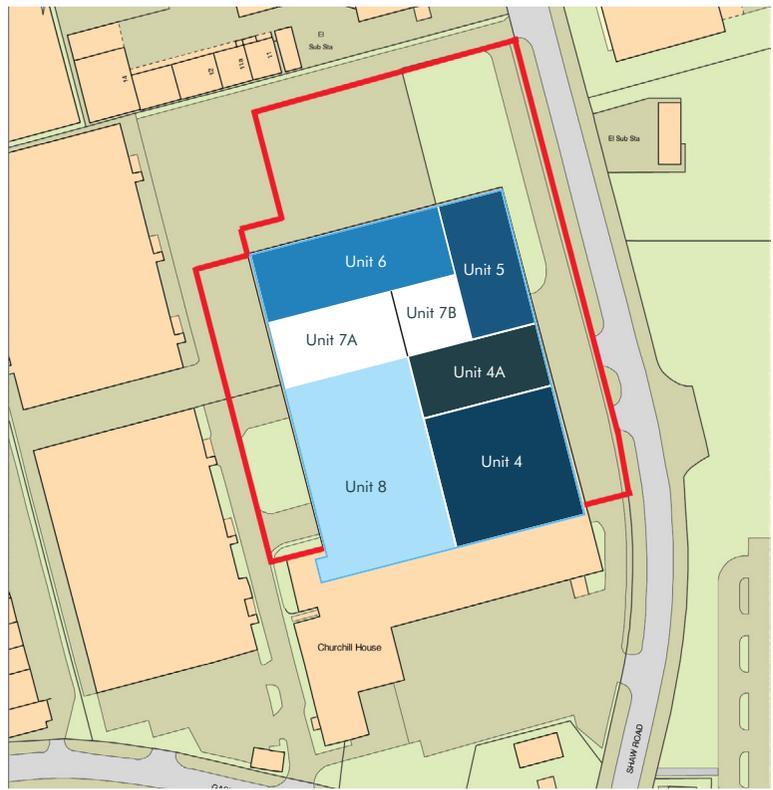
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Accommodation

The premises provide the following approximate areas:-

	Sq Ft	Sq M
Unit 4A	9,208	855
Unit 4	16,913	1,571
Unit 5	7,170	666
Unit 6	10,084	937
Unit 7A	7,180	667
Unit 7B	3,639	338
Unit 8	24,838	2,308



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To M62, Runcorn
Bridge & M56

Getrag Ford Transmissions

Jaguar Land Rover

Morrisons

Speke Retail Park

A561 Speke Boulevard

Renaissance Way

To Liverpool
Airport &
City Centre



Shaw Road



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Terms

The premises are to let on new Full Repairing and Insuring Leases at a rental based on £3.25 per sq.ft.

EPC

EPCs ratings for the unit are as follows, full copies of the reports are available on request.

Unit 4 - D(79)

Unit 4a - D(82)

Unit 6 - B(30)

Unit 7 - C(71)

Unit 8 - B(48)

Rates

We understand from our enquiries of the VOA website that the whole of the premises are assessed for Rates as follows:-

Rateable Value £103,000

VAT

All prices, outgoings and rentals are quoted exclusive of, but may be liable to, VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred plus VAT.

Viewing

All arrangements to view the premises are strictly by prior arrangement with the Liverpool office of Mason Owen. Contact:

Louis Holt

Tel: 0151 242 3145

Mobile: 07887 530 274

Email louis.holt@masonowen.com

Mark Coulthurst

Tel: 0151 242 3123

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SUBJECT TO CONTRACT

details produced October 2019

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