

36 TO LET
943 sq ft
Call to view 0151 675 5000

Industrial

Unit 38 | Compass Industrial Park

📍 Spindus Road, Speke, Liverpool, Merseyside, L24 1YA

Unit 38 | 943 sq ft

High quality industrial accommodation in Compass Industrial Park - Unit 38 Networkcentre

The units within the estate have been extensively refurbished both internally and externally including redecoration, replacement of roof lights and upgraded electrics. Each unit benefits from a large yard area and ample car parking. The units are of block construction beneath a pitched profiled roof. Each unit is accessed via a timber concertina door to the front elevation



Lease Type

New

✓ Unit Summary

- New controlled access security gates
- CCTV
- 24 hour manned security
- Well landscaped environment
- Terraced light industrial starter / storage unit.
- WC facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£8,722.75	£9.25
Rates	£0.00	Not specified
Maintenance Charge	£1,697.40	£1.80
Insurance	£86.57	£0.09
Total Cost	£10,420.15	£11.05

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Excellent location near to Liverpool John Lennon Airport, Liverpool South Parkway Rail station and the A56



Road

This estate is situated within close proximity to the A56



Airport

Liverpool 1.0m, Manchester 24.4m



Rail

Hunts Cross 1.3m, Liverpool South Parkway 1.3m, Halewood 2.1m

Additional Information

Planning Class	B2
Lease Summary	The unit is available on a new Internal Repairing and Insuring (IRI) lease for a period to be agreed.
Viewings	Strictly by prior appointment with the agents
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	available on request

Key Contacts



Industrials Asset Manager

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REAL ESTATE

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For more info please visit: unit.info/29615

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