

To Let

Industrial Units

Paul Street, Liverpool, L3 6DX

1,090 sq ft (101 sq m) to 1,130 sq ft (105 sq m)



Floor Area:

From 1,090 sq ft to 1,130 sq ft

See attached schedule.

Terms:

New fully repairing and insuring lease from 12 months upwards.

Rent:

The Rent and occupational costs are set out on the attached schedule.

Business Rates:

Occupiers are responsible for payment of Business rates.

They may benefit from reductions due to Small Business Rates Relief. Further details available from Liverpool City Council Rates Department on 0151 233 3000

EPC:

Available on request.

Legal Costs:

The Tenant will be responsible for the Landlords legal costs.

VAT:

All rentals quoted are exclusive of VAT.

Self Contained Industrial Units

Situated on the northerly edge of Liverpool City Centre
Flexible lease terms

Location:

The units are situated on Paul Street within an established and popular industrial estate on the northerly edge of Liverpool City Centre.

They benefit from an excellent location in close proximity to Leeds Street (5053), Vauxhall Road (A5038) and the A59.

Description:

The units benefit from the following:

- Steel frame construction
- Solid concrete floor
- Pitched roof – profile steel sheeting
- Fluorescent lighting
- 3-phase electricity supply
- Steel roller shutter access to the front elevation



Chris Hennessy

t: 0151 242 8966

e: chennessy@matthews-goodman.co.uk

David Colvin

t: 0151 242 1083

e: dcolvin@matthews-goodman.co.uk

Lynn Haime

t: 0151 242 1094

e: lhaime@matthews-goodman.co.uk

To Let Industrial Units

Paul Street, Liverpool, L3 6DX

1,090 sq ft (101 sq m) to 1,130 sq ft (105 sq m)



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) In accordance with Anti Money Laundering Regulations identification and confirmation of source of funding may be required from the acquiring party. 7) All floor areas have been measured and calculated to comply with RICS guidelines and practice statements at the date of publication, unless otherwise stated. 8) Date of Publication: August 2019.

Blackstock Street, Liverpool, L3 6ET

	Floor Area (sq ft)	Floor Area (sq m)	Quoting Rent (sq ft)	Quoting Rent (pa)	Estate Charge (pa)	Rateable Value	Rates Payable (pa)
Unit 1, 6 Blackstock Street	1,028	96	£6.00	£6,168	£514	£4,650	£2,280
Unit 2, 6A Blackstock Street	1,049	98	£6.00	£6,276	£524	£8,900*	£4,369*
Unit 3, 8 Blackstock Street	1,049	98	£6.00	£6,294	£524		
Unit 5, 10 Blackstock Street	1,028	96	£6.00	£6,168	£514	£4,950	£2,430

*Combined Assessment

Paul Street, Liverpool, L3 6DX

	Floor Area (sq ft)	Floor Area (sq m)	Quoting Rent (sq ft)	Quoting Rent (pa)	Estate Charge (pa)	Rateable Value	Rates Payable (pa)
Unit 8, 21 Paul Street	1,130	105	£6.00	£6,780	£565	£4,950	£2,430
Unit 9, 23 Paul Street	1,090	101	£6.00	£6,540	£545	£5,100	£2,504
Unit 11, 27 Paul Street	1,098	102	£6.00	£6,588	£549	£4,950	£2,430

August 2019