

**Unit 5 Holt Lane, Wheathills Industrial Estate,
Netherley, Liverpool, L27 0YA**

B8

0151 675 5000

www.b8re.com

TO LET

28,842 sq ft (2,679.49 sq m)



INDUSTRIAL / MANUFACTURING UNIT WITH LARGE YARD

LOCATION

The property is located on Wheathills Industrial Estate, accessed off Holt Lane in Netherley. The estate is directly opposite Chidwall Golf Course, bordering Belle Vale and situated near to the larger commercial areas of Huyton, Tarbock and Halewood.

The estate benefits from excellent transport links via Caldwell Drive, providing access to A5080. Junction 6 at M62 motorway which interlinks to the M57 is only 6 minutes drive / approx. 2.5 miles to the East. There are a few local amenities close by such as Morrisons supermarket

DESCRIPTION

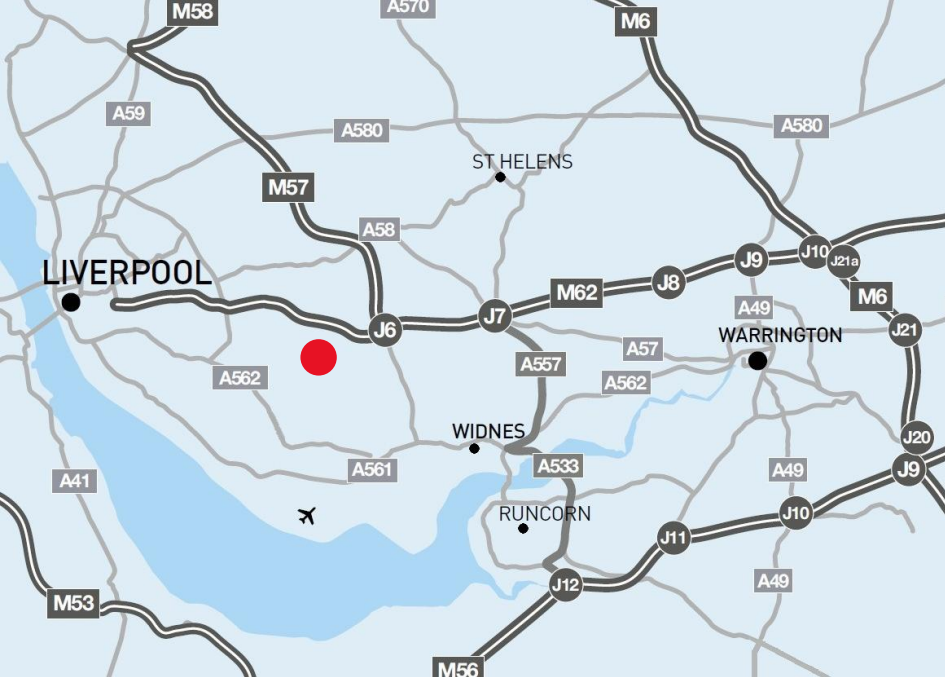
The property is constructed of steel portal frame with park brick and part profile metal clad elevations. Specifications include:

- C. 3.2m eaves height
- 3 level access loading doors
- New LED lighting in the warehouse
- Separate staff car park and secure loading area / yard
- Two-storey offices
- Dedicated substation capacity of 500KVA

ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Warehouse	26,744	2,484.59
Office	2,098	194.90
TOTAL	28,842	2,679.49





TERMS

Available on a new Full Repairing and Insuring lease.
Terms to be agreed. Price on application.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

VAT

VAT will be payable at the prevailing rate.

EPC

Available on request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

Alex Perratt

07951277612

alex@b8re.com

Sam Paddon

07376591823

sam@b8re.com



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