

Industrial

# UNIT 3 | CHAPEL BROOK TRADE PARK

13 Wilson Road, Huyton, L36 6AW



## UNIT 3 | 6,640 SQ FT

Modern unit in premier industrial location

Unit 3 at Chapel Brook Trade Park in Huyton offers an excellent opportunity for businesses seeking flexible space in a prime, well-connected industrial location. Perfectly suited for trade counter use, the unit comes equipped with an electric roller shutter door, dedicated car parking, and 24-hour access, all within a secure and well-maintained estate. Its strategic position just 1 mile from the M57/M62 interchange and 7 miles from Liverpool John Lennon Airport ensures outstanding connectivity, making it an ideal base for businesses aiming to efficiently serve the region.



Lease Type

New

### ✔ Unit Summary

- Electric Roller Shutter Door
- Ideal Trade Counter Units
- Well Maintained Estate
- Secure Estate
- Flexible Space
- Car Parking

[View Floor Plans](#)

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£51,400.00	£7.74
Rates	£18,522.00	£2.79
Maintenance Charge	£8,300.00	£1.25
Insurance	£1,328.00	£0.20
<b>Total Cost</b>	<b>£79,550.00</b>	<b>£11.98</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

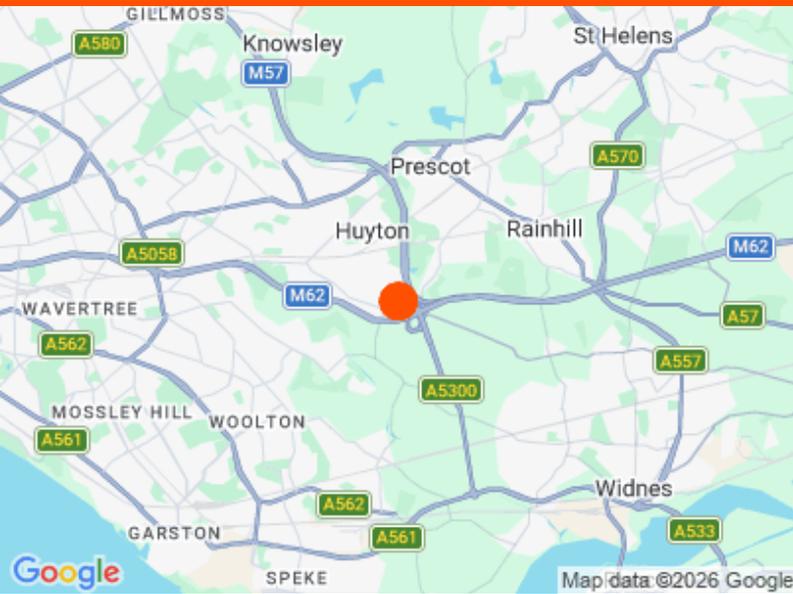
➔ For more info please visit: [unit.info/UIPO101687](http://unit.info/UIPO101687)

**+44(0) 808 169 7554**

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## Location

Chapel Brook Trade Park is located close to a range of excellent transport links in a prime industrial location.

-  Road  
M62: 1 mile
-  Airport  
Liverpool John Lennon: 7 miles
-  Rail  
Huyton Railway: 1 mile

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (19)

## Key Contact



**Taegie Jefford**  
Senior Asset Manager

"Taegie is a Senior Asset Manager based in the North."

 +44(0) 808 169 7554



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

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