

AVAILABLE JANUARY 2027

Can be combined with Unit 1 to offer 5,500 sq.ft



TO LET

Industrial/Warehouse Unit

2,743 sq.ft (254.8 sq.m)

Unit 3, The Sandon Estate, Sandon Way, Liverpool L5 9YN

• Excellent location – adjacent to Hill Dickinson Stadium; less than 2 miles from Liverpool City Centre • Fully refurbished

M **M[®]Core**
LCP UK

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lcpgroup.co.uk



Unit 3 The Sandon Estate, Sandon Way, Liverpool L5 9YN

Areas (Approx. Gross Internal)

Warehouse (inc Office & Ancillary)	2,743 sq.ft	(254.8 sq.m)
TOTAL	2,743 sq.ft	(254.8 sq.m)

Description

- Fully refurbished
- Full height roller shutter door
- LED lighting throughout
- Electric security shutters
- Male and female WC
- Could be combined with Unit 1 to offer 5,500 sq ft

Rent

£30,250 + VAT per annum.

Rates

Rateable value: £18,750.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - L5 9YN

The property is located within the established Sandon Industrial Estate which is approximately 1.5 miles north of Liverpool city centre.

The Estate is accessed directly from Regent Road and Boundary Street which in turn leads onto Derby Road (A565) one of the main arterial routes in and out of the city centre. Furthermore, the Switch Island junctions of the M57 and M58 motorways is approximately 3 miles to the north and provides access to the regional national motorway network whilst Sandhills Merseyrail Station located within close proximity.



Viewing

Strictly via prior appointment with the appointed agents:



Will Kenyon
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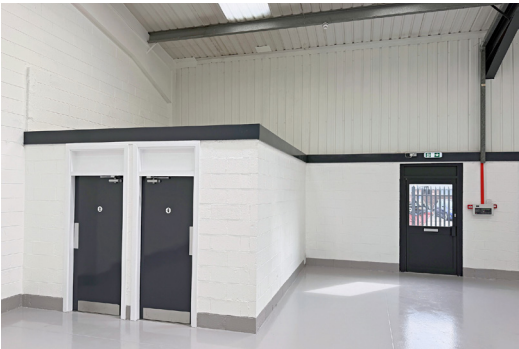
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INDICATED IMAGES



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