

AVAILABLE
FROM LATE 2024

Wilson Road, Huyton, L36 6JG



TO LET

NEW BUILD INDUSTRIAL UNITS

FROM 1,238 – 25,000 SQ FT
(115 - 2,323 SQ M)

- Modern clear span industrial units with allocated parking
- Suitable for a variety of uses under B1, B2 & B8
- Excellent established industrial and logistics location just off the M57 & M62 motorway network



A Development by
The Albert Gubay Charitable Foundation





Huyton TRADE PARK

Wilson Road, Huyton L36 6JG



Description

Huyton Trade Park is well established with over 40 industrial units and these new build units will be constructed of steel frame with brick outer skin and plastic-coated cladded elevations. The units will be available from 1,240 sq ft upwards and are capable of supporting mezzanines.

**Potential to combine units
to provide larger options**

Specification



Electrically operated
insulated level access doors



High quality warehouse
specification with
associated W/C and
kitchenette facilities



6m eaves height



Allocated parking



Ability to install
mezzanine to some units

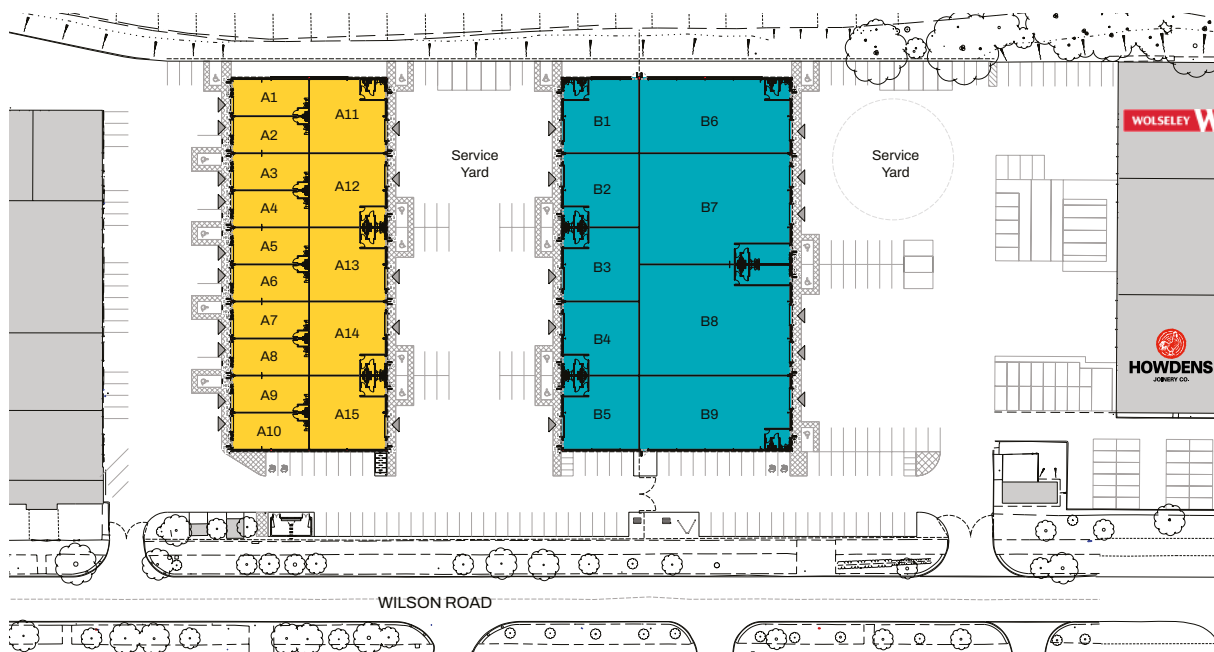


Floor loading 37.5kn/sq m



Ability to install EV
charges to each unit





Accommodation

UNIT	TOTAL (SQ FT)
A1	1,238
A2	1,238
A3	1,238
A4	1,238
A5	1,238
A6	1,238
A7	1,238
A8	1,238
A9	1,238
A10	1,238
A11	2,525
A12	2,525
A13	2,525
A14	2,525
A15	2,525
B1	2,500
B2	2,500
B3	2,500
B4	2,500
B5	2,500
B6	5,000
B7	7,500
B8	7,500
B9	5,000
Total	62,505

Services

The units will benefit from a 3-phase electric supply, water and drainage. Telephone and lightstream internet services are available subject to contracts with the suppliers.

Service Charge

A service charge will be levied against occupiers for repairs and ongoing maintenance of common estate areas.

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

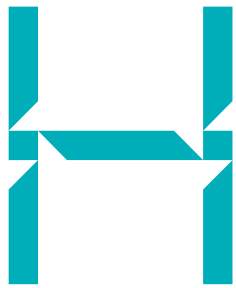
Further details and quoting rents are available from the agents on application.

Legal Costs

Each party to bear their own legal costs.

VAT

All prices are exclusive of but will be subject to VAT at the appropriate rate.



Huyton TRADE PARK

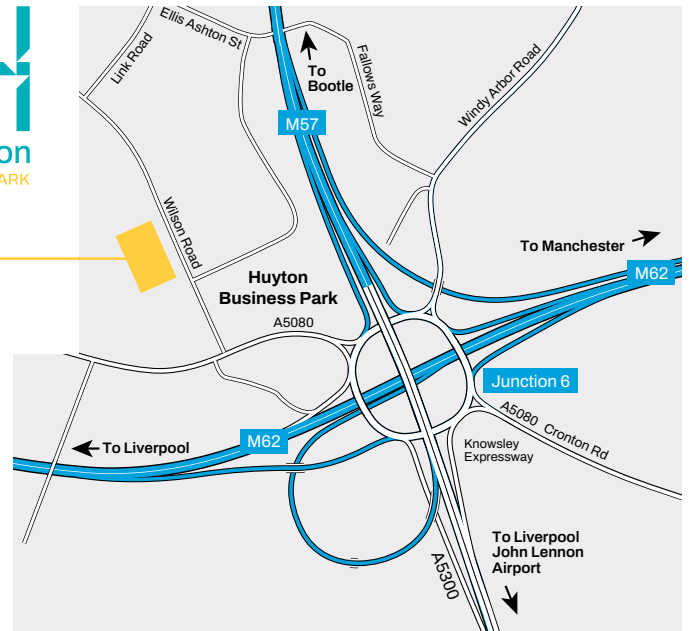
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Location

Huyton Trade Park is situated in a high-profile position fronting Wilson Road, the principal routeway for the area, on the outskirts of Liverpool and close to the M57 (J1) and M62 (J6) interchange. Wilson Road is currently home to a number of leading regional and national trade counter operators.

The property provides excellent access to transport routes through north Merseyside and Lancashire via the two motorways and via the Knowsley Expressway.



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