

# B8

REAL ESTATE

# TO LET

INDUSTRIAL / WAREHOUSE UNIT



## Unit 6 Castor, Larch Lea, Liverpool, L6 5AT

**2,101 SQ FT**

- Available for immediate occupation
- Adjacent to A5089 which links to the A5049 and M62.
- 3 miles from Liverpool City Centre and close to Anfield Stadium
- Surrounded by Trade Occupiers and Wholesalers

**0151 675 5000**

[www.b8re.com](http://www.b8re.com)

## LOCATION

Larch Lea Industrial Estate sits just off Belmont Road and is approximately three miles north east of Liverpool City Centre, close to the Anfield Stadium Road. The A5089 is immediately adjacent to the site which links to the A5049 and then the M62. Airport Liverpool John Lennon Airport is situated approximately 9 miles south of the estate and is within a 25-minute drive time. The A5089 is immediately adjacent to the site which links to the A5049 and then the M62.

Larch Lea Industrial Estate comprises 20 industrial units, spread across 4 terraces. The units are popular with traditional light manufacturing occupiers as well as trade counter operators who require proximity to Liverpool City Centre. Each unit benefits from the following specification:

- Steel portal frame construction.
- 1 Roller shutter access door to each unit.
- Dedicated car parking area.
- Fully refurbished accommodation.
- LED Warehouse lighting
- 5.5m eaves height





## BUSINESS RATES

Interested parties should make their own enquiries to the local authority. The current Rateable Value is £11,250 so rates payable estimate is £5,625 for 2026/27 before any potential SBRR, if applicable.

## RATES

In accordance with Anti-Money Laundering Regulations, proposed tenants will be required to provide evidence of identity, management or ownership, together with proof of address, photographic identification and, where applicable, source of funding.

## TERMS

Available on new flexible lease with terms to be agreed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## EPC

Unit 6 Castor Street Larch Lea Industrial Estate LIVERPOOL L6 5AT	Energy rating <b>B</b>
Valid until 30 November 2035	Certificate number 8819-0405-2408-7840-4055

## VIEWINGS

For further details of the rent and other charges are available upon application to the agent: -

Thomas Marriott

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