

**UNIT 1  
THE SANDON ESTATE  
LIVERPOOL, L5 9YN**

**B8**

**0151 675 5000**  
www.b8re.com

**TO LET**

**REFURBISHED END OF TERRACE – TRADE COUNTER UNIT**



**2,725 SQ FT (253.16 SQ M)**

## LOCATION

Unit 1 Sandon 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 proximity.

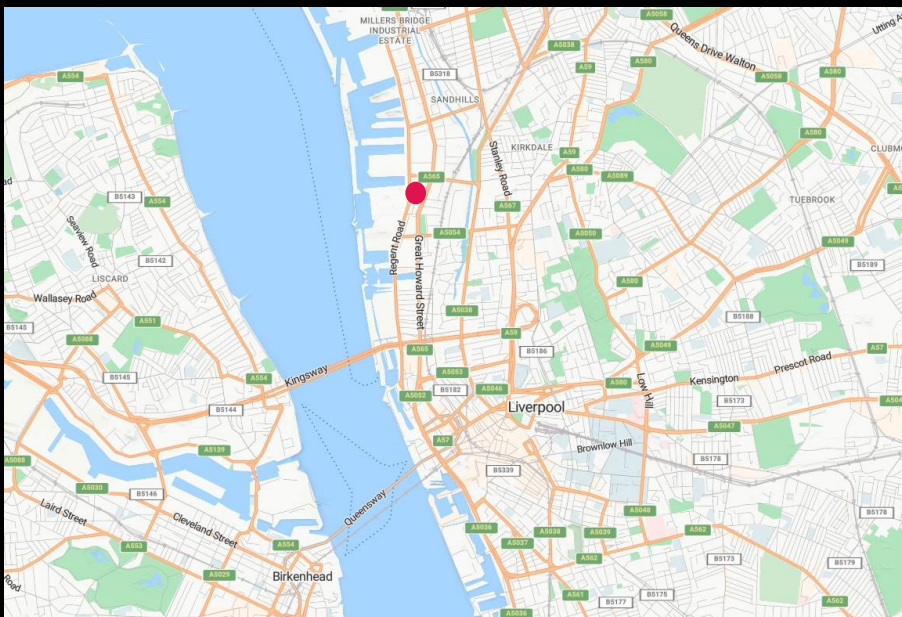
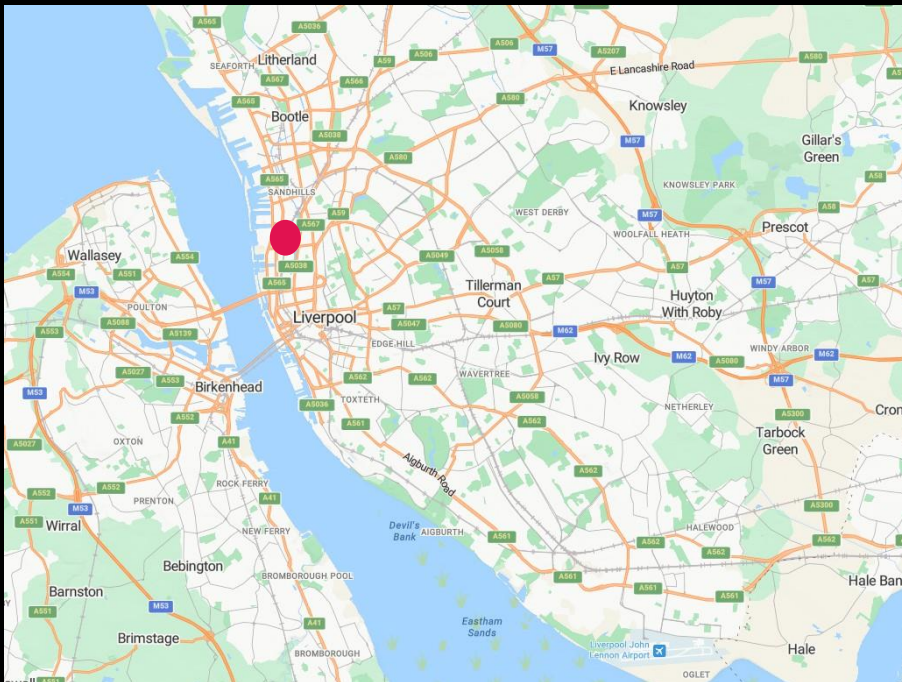
## DESCRIPTION

The property has been refurbished and is available for immediate occupation.

The property is an end of terrace unit which consists of the following specification:

- Part brick part profile metal clad elevations
- 4.8m eaves height
- Open plan warehouse space
- 1no. Level access loading doors
- New LED lighting to warehouse
- Reception area
- Office facilities
- WC facilities
- Parking and secure bin store to the front elevation
- 3 phase power supply





## 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.

## EPC

Available upon 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:

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