

AVAILABLE MARCH 2025



**TO LET**

Trade / Warehouse / Industrial

**3,400** sq.ft (315.9 sq.m)

**Unit 6, The Sandon Estate, Sandon Way, Liverpool L5 9YN**

- Popular trade counter location fronting Derby Road (A565)
- To be fully refurbished
- Close proximity to City Centre and new Everton FC Stadium

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## Unit 6, The Sandon Estate, Sandon Way, Liverpool L5 9YN

### Areas (Approx. Gross Internal)

Warehouse	3,400 sq.ft	(315.9 sq.m)
Total	3,400 sq.ft	(315.9 sq.m)

### Description:

- Mid terrace, steel portal frame unit with approx. 4.8m minimum eaves height
- LED lighting
- Floor mounted heating in warehouse
- Parking and secure bin store to front elevation

### Rent

£35,000 per annum.

### Business Rates

Rateable Value : £20,000

Business Rates contact : Liverpool City Council

### Service Charge

A service charge will be levied for the maintenance of common areas.

### Insurance

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

### Energy Performance

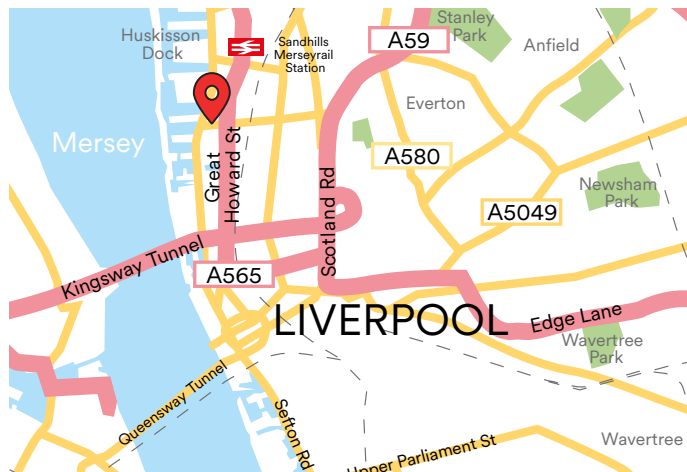
Further information available upon request.

### 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 agent



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