



Industrial

# UNIT 5 | CHAPEL BROOK TRADE PARK

13 Wilson Road, Huyton, L36 6AW



## UNIT 5 | 6,641 SQ FT

Modern unit in premier industrial location

Unit 5 at Chapel Brook Trade Park in Huyton offers an excellent opportunity for businesses seeking flexible space in a prime, well-connected industrial location. Perfectly suited for trade counter use, the unit comes equipped with an electric roller shutter door, dedicated car parking, and 24-hour access, all within a secure and well-maintained estate. Its strategic position just 1 mile from the M57/M62 interchange and 7 miles from Liverpool John Lennon Airport ensures outstanding connectivity, making it an ideal base for businesses aiming to efficiently serve the region.



Lease Type

New

### Unit Summary

- WC facilities
- Ideal Trade Counter Units
- Premier Industrial Location
- Flexible Space
- Well Maintained Estate
- Car Parking

View Floor Plans

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£54,400.00	£8.19
Rates	£18,522.00	£2.79
Maintenance Charge	£11,800.00	£1.78
Insurance	£1,994.60	£0.30
<b>Total Cost</b>	<b>£86,716.60</b>	<b>£13.06</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

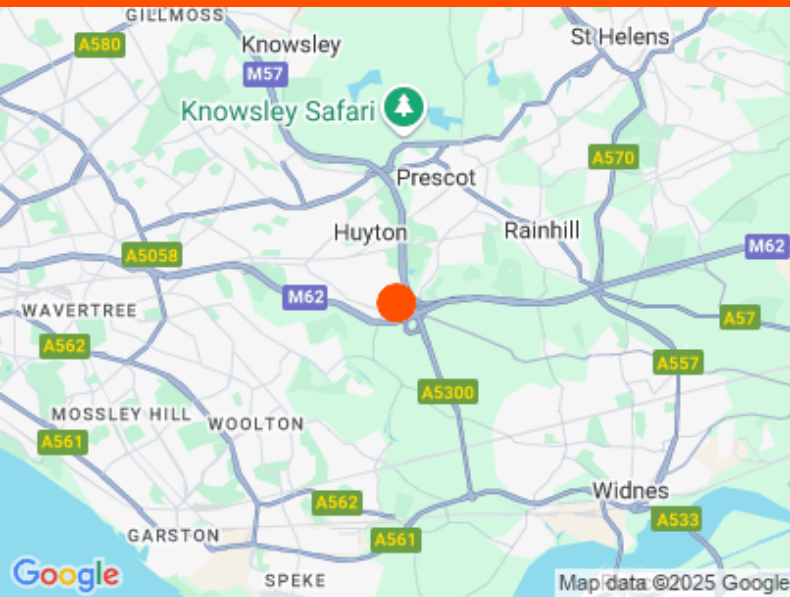
For more info please visit: [unit.info/UIP0101689](http://unit.info/UIP0101689)

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## Location

Chapel Brook Trade Park is located close to a range of excellent transport links in a prime industrial location.



Road  
M62: 1 mile



Airport  
Liverpool John Lennon: 7 miles



Rail  
Huyton Railway: 1 mile

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (30)



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## Key Contact



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"Taegie is an Asset Manager based in the North."



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