

to let

**Units 9-11 Viscount Centre
Shaw Road, Speke L24 9GS
2 Warehouse Units and Large Yard
Long Leasehold 999 years
34,500 sq ft plus yard**



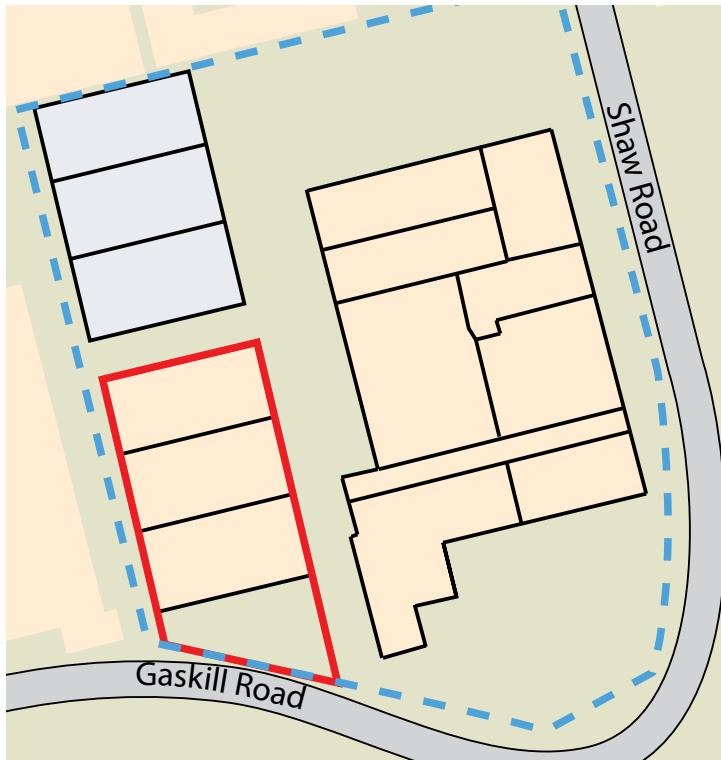
- 3 Interlinked Brick Warehouses
- Fenced Yard
- 9m Eaves
- On Site Parking & Loading
- Modern Offices Within
- Potential Leisure
- Available Now

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 541 2200

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RENT
£260,000 pa

RATEABLE VALUE
£96,000

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse Ltd
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
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SUBJECT TO CONTRACT



LOCATION

The property forms part of the Viscount Centre, a series of brick built former bonded warehouses located on Gaskill Road within the Speke Industrial Estate.

DESCRIPTION

The property comprised three adjacent brick built warehouse properties together with a yard standing on a site of 0.6 acres or thereabouts.

TENANCY

A new 10 year lease is preferred.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Unit 9	1,058 sq m	11,388 sq ft
Unit 10	1,058 sq m	11,388 sq ft
Unit 11	1,058 sq m	11,388 sq ft
Total Area	3,174 sq m	34,164 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT may be payable on the rent and other outgoings.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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