

Industrial

WEST UNIT 16 | COMPASS INDUSTRIAL PARK

Speke, Liverpool, L24 1YA

WEST UNIT 16 | 27,072 SQ FT

Refurbished unit with office accommodation

The unit has been fully refurbished to a high standard with a specification comprising:

- Steel frame construction with insulated metal decked roof
- Painted concrete floor
- 5.4m to underside of haunch and 6.2m to underside of roof
- 2 motorised roller shutter doors
- Sodium lighting
- Warehouse Male and Female toilets
- External store room
- 3 phase electricity – 400 KVA
- Fully refurbished integral two-storey offices comprising:-
 - Tiled lobby and entrance
 - Powder coated aluminium double glazed windows
 - New suspended ceilings with integral fluorescent lighting
 - Perimeter trunking
 - Kitchenette
 - Male and Female toilets
- Externally there is a large yard area with the potential to increase with additional parking.



Lease Type

New

✔ Unit Summary

- 3 Phase Power
- Office Accommodation
- Yard Space
- On-Site Security
- Premier Industrial Location
- Well Maintained Estate

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£203,040.00	£7.50
Rates	£60,884.00	£2.25
Maintenance Charge	£42,800.00	£1.58
Insurance	£5,414.40	£0.20
Total Cost	£312,138.40	£11.53

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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/UIP0100437

+44(0) 808 169 7554

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Location

Compass Industrial Park is situated within a convenient industrial location amongst Speke's other retail and business parks. The site sits 7 miles south of Liverpool City Centre and within walking distance from the Liverpool John Lennon Airport.

-  Road
A561: 1 mile
-  Airport
Liverpool: 1 mile
-  Rail
A561: 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (85)


Key Contact



Hannah Webster

Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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