Huyton Business Park

Huyton Business Park, Stretton Way Liverpool L36 6JF

Warehouse | 83,165 ft²

- 500kVA power kVA power supply
- 60m yard depth
- 2 storey office space
- Parking for 87 vehicles
- 5 access loading doors



Location & Connections

Unit 1 is situated on Huyton Business Park, an established industrial and logistics location to the east of Liverpool, benefiting from excellent connectivity via the M62/M57 interchange.

The M62 provides direct access to Warrington and Manchester, together with the wider UK motorway network via the M6, while the M57 provides convenient access across the Liverpool City Region.

The property is approximately 9.5 miles from Liverpool City Centre, 11.5 miles from Warrington and 25 miles from Manchester, with Liverpool John Lennon Airport approximately 7 miles away.

The location also provides convenient access to the Port of Liverpool and Mersey dock network, together with the Mersey Gateway, providing strong connectivity to Cheshire, the M56 corridor and the wider North West









Description

The property comprises a detached industrial and warehouse facility which is to undergo a comprehensive refurbishment, set within a large, secure site with a low site coverage of approximately 40%.

The unit benefits from a substantial 60m-deep service yard, 25 trailer spaces and a separate car park providing 87 spaces, offering excellent circulation and servicing provision.

The building is of steel portal frame construction with insulated metal profile clad elevations and roof. Internally, the warehouse provides a minimum eaves height of 5m and is served by five level-access loading doors. The property is connected to all mains services and benefits from a substantial 500 kVA power supply.

The accommodation extends to 83,165 sq ft, comprising 72,422 sq ft of open-plan warehouse accommodation together with 10,743 sq ft of two-storey office and amenity accommodation

Further information

EPC
EPC is available upon request.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit available

Unit	Property Type	Size (sq ft)	Availability	EPC
Interchan 81	Warehouse	83,165	Immediately	B
Total		83,165		

Mileway