/INDURENT

Industrial

WEST UNIT 35 | COMPASS INDUSTRIAL PARK

Speke, Liverpool, L24 1YA



WEST UNIT 35 | 2,894 SQ FT

Modern unit on a popular industrial park

Located on Compass Industrial Park, the unit is situated on this prominent estate on the Speke Hall Avenue, the main thoroughfare to John Lennon Airport.
This high quality unit is suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space.
The units benefit from dedicated parking as well as an abundance of shared parking for staff and customers, all within a secured estate with 24-hour CCTV recording.

Lease Type	New



Unit Summary

- Car Parking
- CCTV
- Flexible Space
- LED Lighting
- WC Facilities
- Premier Industrial Location

View Virtual Tour

	Per Annum	Per Sq Ft
Rent	£33,400.00	£11.54
Rates	£8,776.15	£3.03
Maintenance Charge	£4,700.00	£1.62
Insurance	£578.80	£0.20
Total Cost	£47,454.95	£16.40

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/UIP0100449

+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
M62: 5 miles

Airport
Liverpool: 1 mile

Rail
Hunt Cross: 2 miles

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 (39)

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Key Contact

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"Please drop Becca 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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