/INDURENT



Industrial

# NORTH WEST UNIT 98 | COMPASS INDUSTRIAL PARK

Speke, Liverpool, L24 1YA

## NORTH WEST UNIT 98 | 453 SQ FT

### Industrial

Located on Compass Industrial Park, the unit is situated on a prominent estate on the main thoroughfare to John Lennon Airport.
This high quality unit is suitable for a variety of uses to include light industrial, manufacturing or, more simply, safe and secure storage space.
It also benefits 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.
This unit is currently undergoing a full internal refurbishment.

| Lease Type | New |
|---|---|



### Unit Summary

- Car Parking
- 24 Hour Access
- WC Facilities
- Flexible Space
- Premier Industrial Location
- On-Site Security

View Floor Plans

| | Per Annum | Per Sq Ft |
|---|---|---|
| Rent | £8,100.00 | £17.88 |
| Rates | £3,052.08 | £6.74 |
| Maintenance Charge | £1,100.00 | £2.43 |
| Insurance | £90.60 | £0.20 |
| Total Cost | £12,342.68 | £27.25 |

**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/UIP0100506

+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 (49) |

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## Key Contact

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Customer Engagement Manager

"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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