/INDURENT



Industrial

UNIT 3 | CHAPEL BROOK TRADE PARK

13 Wilson Road, Huyton, L36 6AW

UNIT 3 | 6,640 SQ FT

Modern unit in premier industrial location

Unit 3 at Chapel Brook Trade Park in Huyton offers an excellent opportunity for businesses seeking flexible space in a prime, well-connected industrial location. Perfectly suited for trade counter use, the unit comes equipped with an electric roller shutter door, dedicated car parking, and 24-hour access, all within a secure and well-maintained estate.
Its strategic position just 1 mile from the M57/M62 interchange and 7 miles from Liverpool John Lennon Airport ensures outstanding connectivity, making it an ideal base for businesses aiming to efficiently serve the region.

Lease Type	New



Unit Summary

- Electric Roller Shutter Door
- Ideal Trade Counter Units
- Well Maintained Estate
- Secure Estate
- Flexible Space
- Car Parking

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£45,100.00	£6.79
Rates	£20,172.08	£3.04
Maintenance Charge	£8,300.00	£1.25
Insurance	£1,328.00	£0.20
Total Cost	£74,900.08	£11.28

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/UIP0101687

+44(0) 808 169 7554

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Location

Chapel Brook Trade Park is located close to a range of excellent transport links in a prime industrial location.

Road
M62: 1 mile

Airport
Liverpool John Lennon: 7 miles

Rail
Huyton Railway: 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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (19)

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