/INDURENT

Yard

YARD | BOALER STREET INDUSTRIAL ESTATE

Boaler Street, Liverpool, L6 9JQ



YARD | 13,614 SQ FT

Yard space

The space constitutes a yard / car parking area on a secure gated estate. Located in a central Liverpool location this yard area has a tarmacadam surface and is currently laid out for 24 car parking spaces but could suit a variety of storage uses. The site benefits from secure gated access and operational CCTV with a separate barrier to the land on offer.
The current yard offers the potential to take an additional 6,000 sq ft of land, currently landscaped. The extra is subject to negotiation of costs, providing an opportunity for businesses requiring more space for storage, parking, or other industrial uses.
The site benefits from excellent transport links, being located just a short distance from the M62 motorway, direct links to Liverpool city centre, 3 miles from the Lime Street station and 8 miles from John Lennon Airport.

Lease Type	New



Unit Summary

- Car Parking
- CCTV
- Circulation Space
- Well Maintained Estate
- Private Yard

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£25,700.00	£1.89
Rates	£9,963.00	£0.73
Maintenance Charge	£500.00	£0.04
Insurance	Not specified	Not specified
Total Cost	£36,163.00	£2.66

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/UIP0104115

+44(0) 808 169 7554

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Location

Boaler Street is located 1.5 miles east of Liverpool City Centre, and offers strong road networks allowing easy access in and out of the city

Road
M62: 3 miles

Airport
Liverpool John Lennon: 8 miles

Rail
Edge Hill: 1 mile Liverpool Lime Street: 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	A

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