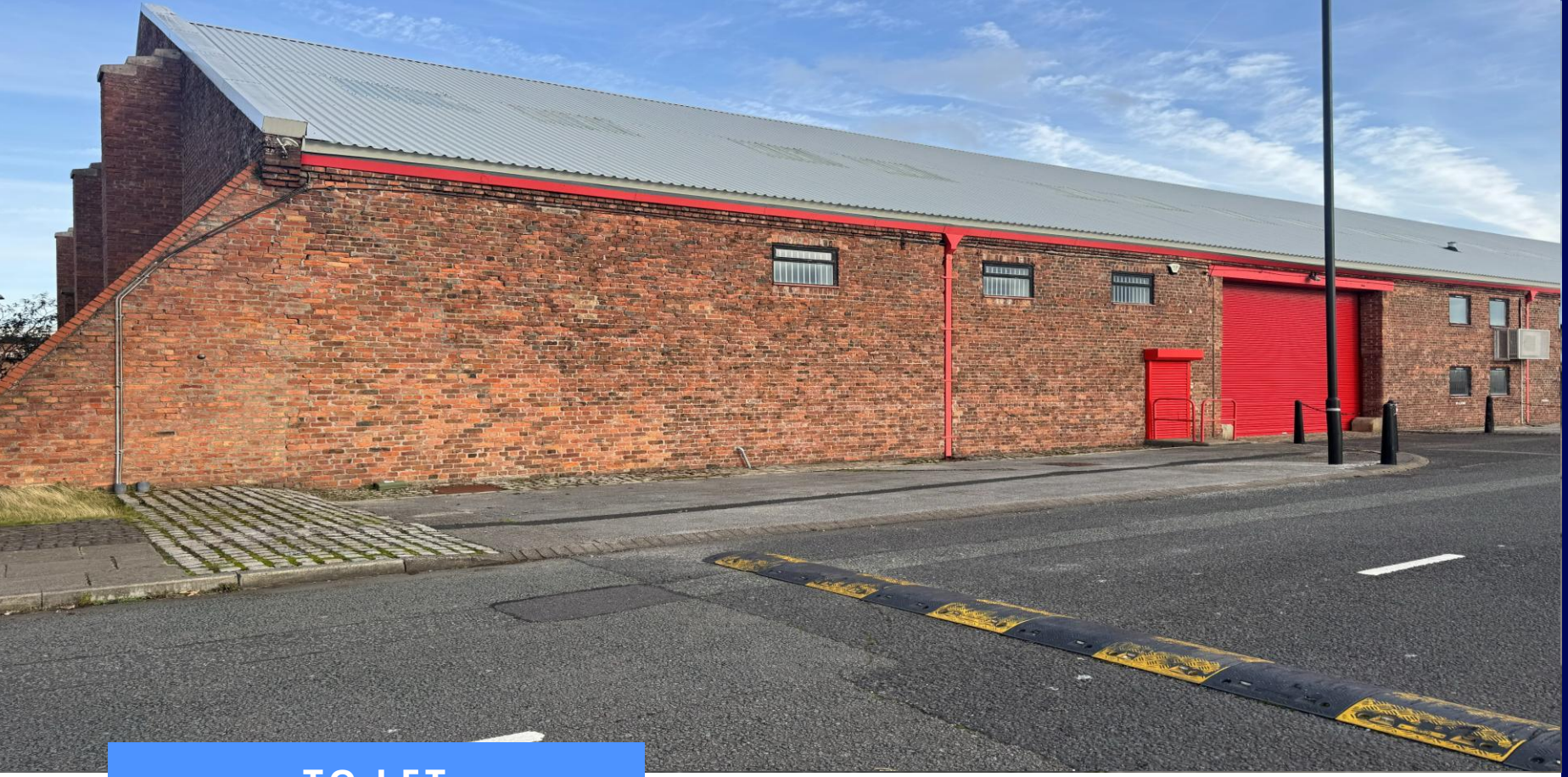


TO LET

Atlantic Way

Brunswick Business Park, Liverpool, L3 4BE

End–terraced 7,966 sq ft warehouse with external yard to the rear elevation.

- Situated in a strategic, dockside location, 2 miles south of Liverpool City Centre.
- Recently refurbished by existing tenant.
- Additional office space available adjacent to unit on Tower Street.

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Description

The property comprises a former dockside building converted for industrial accommodation, fronting the River Mersey. The building is of brickwork construction with profiled clad elevations to the rear. There is one roller shutter door to the rear elevation, backing out onto a generous shared yard.

Location

Brunswick Business Park sits in a strategic dockside location, just two miles south of Liverpool City Centre. The site is accessed from Sefton Street (A5036), the main arterial road connecting the South of Liverpool to the North and direct access to the Mersey Tunnels.

There are strong public transport links with Brunswick Station adjacent to the park, providing easy access to local areas of Liverpool and wider regions through the Liverpool Lime Street connection.

Terms

The property is available by way of assignment or sub lease with the current lease expiring on 18th August 2034. There is a tenant only break option on 18th August 2029. The current passing rent is £67,750.00 (£8.50 per sq ft).

EPC

The subject property has an Energy Performance Rating of C-68. Certificate available upon request.

Additional Office Accommodation

No 8 Century Building, Brunswick Business Park, L3, 4BJ

Also situated on Brunswick Business Park is the Century Building, which offers high-quality, self-contained office accommodation to the ground and first floor.

The location benefits from regular bus services running through Brunswick Business Park to provide direct access to Liverpool City Centre. In the near proximity, there is a vibrant mix of commercial and residential uses including leisure uses, restaurants and cafes.

Terms

The office is available by way of assignment or sub lease with the current lease expiring on 27th February 2028. The current passing rent is £xxx.









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