

FOR SALE / TO LET

Land & Buildings at Link Road, Huyton, Liverpool, L36



Substantial Land & Offices/Industrial Unit Complex with Car Parking/Yard Area

Approx Site Area 3.93 acres

Current Income Producing £109,519

May Be Split to Occupiers Requirements

Potential Redevelopment Opportunity to Create Office/Industrial Estate

Situated Off Junction 6 of the M62 and Junction 1 of the M57 Motorways

**Immediately Situated Off Wilson Road in a Well Established Industrial Area
within Huyton Business Park**

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Location

The land and buildings fronts onto both Link Road and Ellis Ashton Street which in turn is immediately situated off Wilson Road a well established industrial area within Huyton Business Park. Link Road has good access links to the motorway network from Junction 1 of the M57 and Junction 6 of the M62 motorway. Link Road is approximately 5½ miles east of Liverpool city centre.

Description

The site provides a substantial land and building complex providing a site area of approximately 4 acres. There are substantial car parking facilities and yard areas to the front, rear and side elevations. The main access to the site is from Link Road with single storey offices linking with 5 interlocking warehouses, which may be subdivided to provide occupiers requirements. The office accommodation specification provides perimeter trunking, suspended ceiling, recessed lighting, laminate flooring, keycode entry to the internal doors and central heating systems. There is also canteen and wc facilities and a main reception. The five interlocking warehouse buildings are of steel frame construction with brick and block wall steel cladding, translucent roof panels, three phase electric and some with hot and cold heating blowers.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:-

Site Area:	3.93 acres approx
Office Area:	1,252 sq.m (13,476 sq.ft)approx
Warehouse Area:	3,600 sq.m (38,750 sq.ft) approx

Tenure

We understand the total site is held freehold.

NB Parts of the site are occupied until 2012 with the benefit of an income of £109,519 per annum.

Price / Rent

Offers in excess of £1,000,000 for the total site. Individual parts of the site may be sold, subject to occupiers requirements and agreement between the parties.

Alternatively

We will consider letting the whole site or individual parts on flexible terms. Rent on application.

Legal Costs

In the usual manner, both parties will be responsible for their own legal costs in connection with the transaction.

VAT

All rents, costs and outgoings are exclusive of, but may be liable to V.A.T.

Energy Performance Certificate

A Commercial EPC is available for this property upon request

Photographs and Plans

Any attached photographs and plans were correct at the time of production and are for reference rather than fact

Viewing

Strictly by appointment via the sole agents Sutton Kersh Commercial – Tel: 0151 207 9339

Contact: Jonathan Owen (jonathanowen@suttonkersh.co.uk) / Dan Walsh (daniel.walsh@suttonkersh.co.uk)

SUBJECT TO CONTRACT

