

5 Holt Lane Wheathills Industrial Estate

Netherley, Liverpool, L27 0YA

- Investment or Vacant Possession
- Modern Warehouse Unit
- 3 Phase Electricity
- Secure Self-contained Site
- Close Proximity to M62/M57

INDUSTRIAL PREMISES FOR SALE / TO LET

28,842 sq ft (2,679.49 sq m)

Warehouse & Office Accommodation



OVERVIEW

- Secure self-contained site

Opportunity

An opportunity to purchase a purpose built self-contained industrial building, either as a sale & leaseback investment or vacant possession purchase.

Specification & Features

The outline specification and features are as follows:

- Close proximity to the M62/M57 interchange
- 3 phase electricity
- Eaves height of approximately 3.2m
- Two storey office block
- Yard & additional parking area
- Possible to sub-divide to smaller units

Site Area – circa 1.65 acres (0.67 hectares)



Measurements:

Unit / Space	sq.ft	sq.m
Warehouse	26,744	2,484.59
Offices / Ancillary	2,098	194.90
Total	28,842	2,679.49

GIA Measurements taken in accordance with the RICS Code of Measuring Practice 6th Edition

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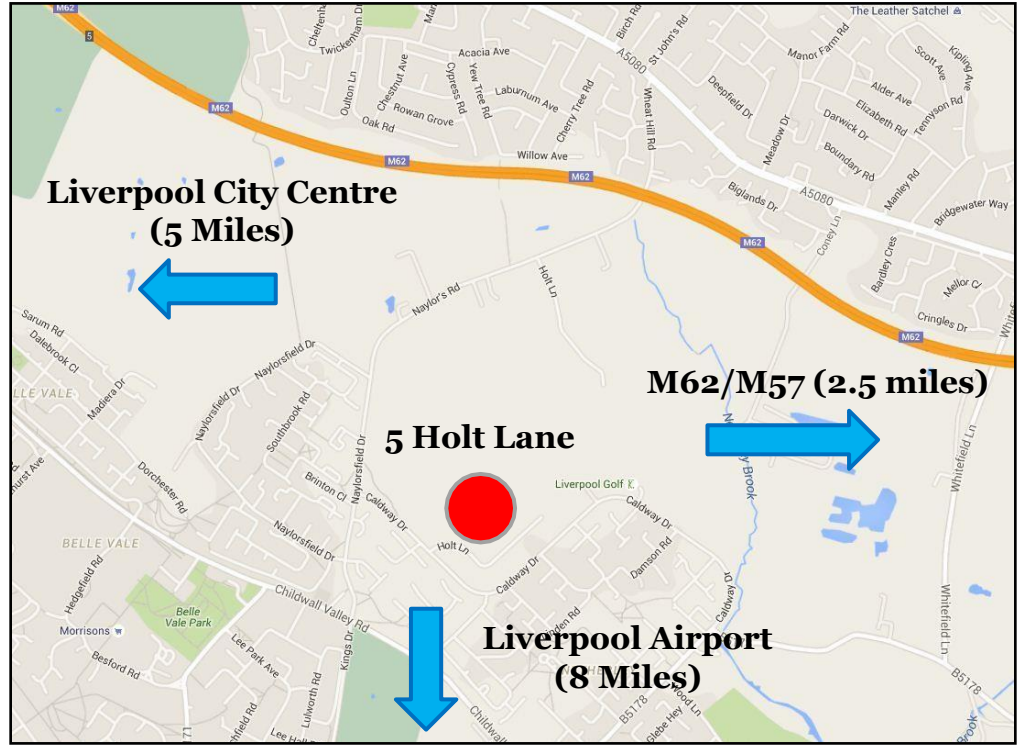
LOCATION

The subject property is located in the Netherley area of Liverpool and sits approximately five miles (8km) east of Liverpool City Centre.

Access to the National Motorway Network is in close proximity via the M62/M57 interchange 2.5 miles (4km) to the east.

Occupying a prominent position on the Wheathills Industrial Estate access to the site gained from Holt Lane via Caldway Drive.

Local amenities include the Belle Vale Shopping Centre, local recreational parks and golf courses.

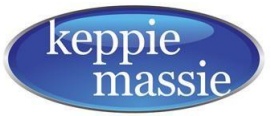


Approximate Drive Times:

Airport	15 minutes
Docks	25 minutes
Liverpool City Centre	20 minutes

(Source: Google Maps)

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DESCRIPTION

The single storey warehouse is of steel portal frame construction beneath a pitched roof, incorporating translucent roof lights, and a minimum eaves height of 3.16m.

The building is enclosed by part brick part clad elevations, while loading access is via two surface level steel roller shutter doors. Surrounding the site is a secure steel palisade fence.

Ancillary accommodation comprises a two storey office block with additional features including an enclosed yard, a separate parking area and surplus storage / development land.



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CONTACT

AGENTS

For further information and viewings please contact the agents:



Contact:

Tim Garnett: timgarnett@keppiemassie.com

BUSINESS RATES

Rateable Value £57,569 - April 2016

EPC

EPC Rating D 78.

TENURE

99 years from 31 March 1989.

TERMS

The long leasehold interest is available to purchase, alternatively, it may be possible to acquire the investment property on a new full repairing lease for a term to be agreed.

Offers in the Region of £575,000.

LEGAL COSTS & VAT

Each party will be responsible for their own legal costs and VAT incurred in the transaction.

Regulated by the RICS

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