

Industrial

6 CASTOR STREET | LARCH LEA INDUSTRIAL ESTATE

Castor Street, Liverpool, L6 5AT



6 CASTOR STREET | 2,101 SQ FT

Industrial Unit

Unit 6 will benefit from a recent full refurbishment, the unit contains an office, warehouse, W.C facilities and roller shutter door.
Larch Lea Industrial Estate comprises 20 industrial units, spread across four terraces. The estate is well-suited for light manufacturing and trade counter businesses, offering good access to Junction 5 of the M62 (approximately 1.5 miles away) and 3 miles from Liverpool City Centre.
Units come with designated parking, ample circulation space, and some feature self-contained palisade yard areas for added convenience.

Lease Type

New



✓ Unit Summary

- Premier Industrial Location
- Flexible Space
- 24 Hour Access
- Well Maintained Estate
- Car Parking
- WC facilities

£ Occupational Costs

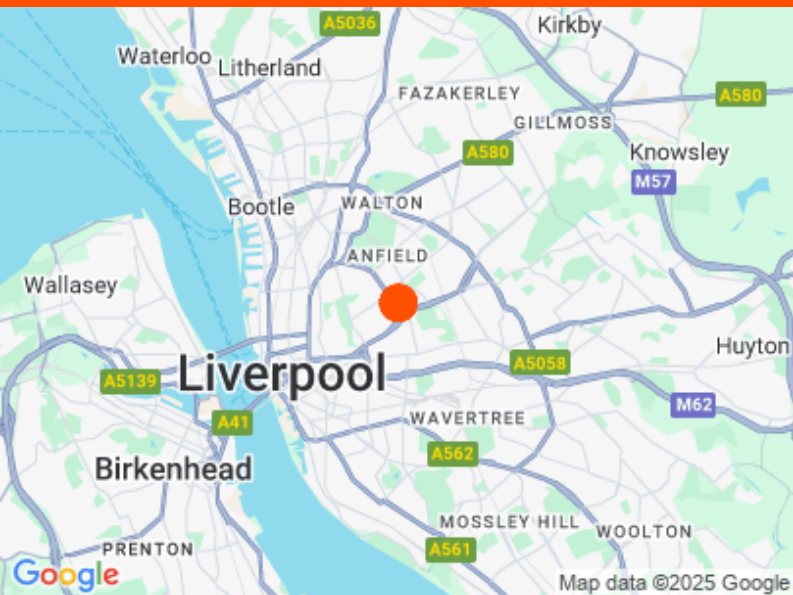
	Per Annum	Per Sq Ft
Rent	£19,900.00	£9.47
Rates	£4,150.00	£1.98
Maintenance Charge	£2,700.00	£1.29
Insurance	£420.20	£0.20
Total Cost	£27,170.20	£12.93

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.

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Location

Larch Lea Industrial Estate sits just off Belmont Road and is approximately three miles north east of Liverpool City Centre, close to the Anfield Stadium



Road
A5089: <1 miles



Airport
Liverpool John Lennon: 9 miles



Rail
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	E (114)



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Key Contact



Hannah Craig

Senior Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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For more info please visit: unit.info/UIP0101740

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