

Industrial

# NORTH WEST UNIT 56 | COMPASS INDUSTRIAL PARK

Speke, Liverpool, L24 1YA

## NORTH WEST UNIT 56 | 939 SQ FT

Ideal starter unit available now

This recently refurbished unit is ideal for Liverpool's start up businesses, being located 1 mile from the Liverpool John Lennon Airport and 8 miles from the city centre. The Compass Network Centre is a thriving part of the larger Compass Industrial Park and serves as home to a diverse range of different enterprises, from coffee roasters and bakers, to e-commerce of vintage clothing and a personal training gym. The site also benefits from an onsite café. Our unit benefits from a loading door, designated parking, onsite CCTV and 24hour manned security. Car trade uses will unfortunately not be accepted on this site.



Lease Type

New

### ✓ Unit Summary

- ☒ Car Parking
- ☒ 3 Phase Power
- ☒ 24 Hour Access
- ☒ Starter Unit
- ☒ Secure Estate
- ☒ Roof Lights

View Floor Plans

View Virtual Tour

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,200.00	£12.99
Rates	£3,400.00	£3.62
Maintenance Charge	£1,900.00	£2.02
Insurance	£187.80	£0.20
Total Cost	£17,687.80	£18.84

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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/UIP0100485](http://unit.info/UIP0100485)

**+44(0) 808 169 7554**

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## Location

Compass Industrial Park is situated within a convenient industrial location amongst Speke's other retail and business parks. The site sits 7 miles south of Liverpool City Centre and within walking distance from the Liverpool John Lennon Airport.



Road  
M62: 5 miles



Airport  
Liverpool: 1 mile



Rail  
Hunt Cross: 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	C (58)

## 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](https://indurent.com)"



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