

## 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



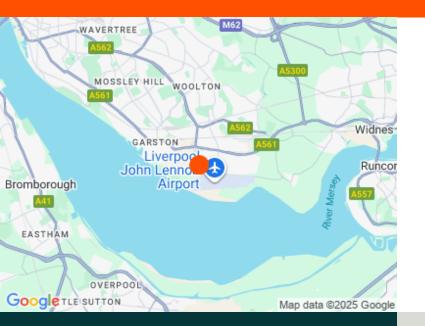
# **Unit Summary** Car Parking 3 Phase Power 24 Hour Access Starter Unit Secure Estate Roof Lights View Floor Plans View Virtual Tour

	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

rms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office ency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or rital Small Business Rates Retief. To find out if you qualify please b https://www.gov.uk/apply-for-business-rate-retief/small-business-rate-retief or read our rates blog.



## NORTH WEST UNIT 56 | COMPASS INDUSTRIAL PARK



#### 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)



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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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