

NORTH WEST UNIT 82 | 445 **SQFT**

Industrial Unit

Located on Compass Industrial Park, the unit is situated on this prominent estate on the Speke Hall Avenue, the main thoroughfare to John Lennon Airport. This high quality unit is suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space.
The units benefits from a recent refurbishment including a newly installed electric roller shutter, an abundance of shared parking for staff and customers, all within a secured estate with 24-hour CCTV recording.

Lease Type

New



Unit Summary

- Premier Industrial Location
- Starter Unit
- 24 Hour Access
- Car Parking
- **WC Facilities**

View Floor Plans

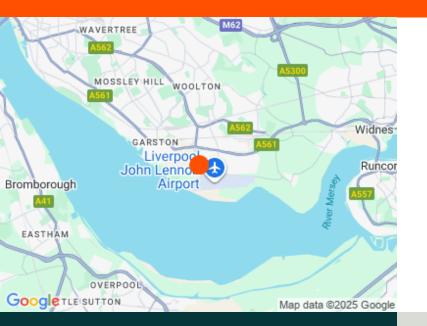
Occupational Costs

	Per Annum	Per Sq Ft
Rent	£7,700.00	£17.30
Rates	£1,925.00	£4.33
Maintenance Charge	£1,100.00	£2.47
Insurance	£89.00	£0.20
Total Cost	£10,814.00	£24.30

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.



NORTH WEST UNIT 82 | 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	B (44)	



enquiries@indurent.com +44(0) 808 169 7554

www.indurent.com

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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"



+44(0) 808 169 7554