

Industrial

UNIT 15 | CHAPEL BROOK TRADE PARK

13 Wilson Road, Huyton, L36 6AW

UNIT 15 | 1,400 SQ FT

Industrial Unit

Unit 15 at Chapel Brook Trade Park in Huyton offers an excellent opportunity for businesses seeking flexible space in a prime, well-connected industrial location. Perfectly suited for various usage, the unit is situated on the ground floor, dedicated car parking, and 24-hour access, all within a secure and well-maintained estate. Its strategic position just 1 mile from the M57/M62 interchange and 7 miles from Liverpool John Lennon Airport ensures outstanding connectivity, making it an ideal base for businesses aiming to efficiently serve the region.

Lease Type

New



Unit Summary

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



Occupational Costs

	Per Annum	Per Sq Ft
Rent	£16,300.00	£11.64
Rates	£4,500.00	£3.21
Maintenance Charge	£2,400.00	£1.71
Insurance	£280.00	£0.20
Total Cost	£23,480.00	£16.77

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.



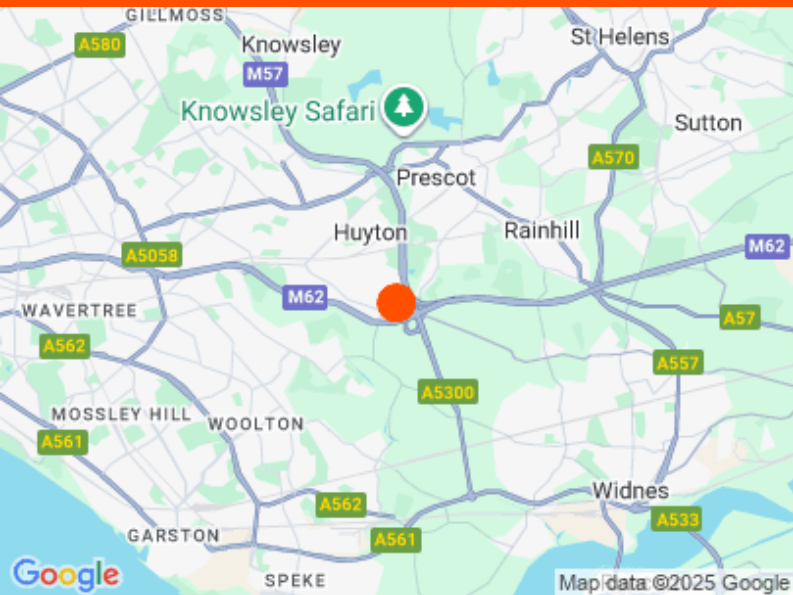
For more info please visit: unit.info/UIP0101682

+44(0) 808 169 7554

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Location

Chapel Brook Trade Park is located close to a range of excellent transport links in a prime industrial location.



Road
M62: 1 mile



Airport
Liverpool John Lennon: 7 miles



Rail
Huyton Railway: 1 mile

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 (45)

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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