



Boundary Workshops

Boundary Street, North Liverpool

Sat Nav: L5 9YJ

- Accessible location
- Only 2 miles from Liverpool City Centre
- On-site parking
- On-site management
- Secure complex

To Let - Unit 4

Modern industrial/warehouse unit within secure complex close to Liverpool City Centre
5,839 sq ft (542.46 sq m)



LOCATION

The unit is situated within a popular estate on Boundary Street which runs between the A565 Great Howard Street and A5038 Vauxhall Road.

Easy access is available to Liverpool City Centre, Seaforth Docks, the Mersey Tunnels and motorway links.

The complex also benefits from excellent public transport links with Sandhills Northern Line Merseyrail Station situated within walking distance.

The unit is accessed from an estate road directly off Boundary Street which leads to a large shared servicing/ parking yard.



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DESCRIPTION

The unit comprises a modern portal frame industrial/warehouse unit with loading access via a manually operated up and over door. There is a minimum clearance height below the eaves of approximately 18ft (5.6 metres) rising to 28ft (8.43 metres) at the apex.

The unit provides WC's, kitchen facilities and office areas. Warehouse lighting is by means of sodium lamps. The office specification includes Cat II lighting and carpeting.

The estate as a whole benefits from good security and occupiers have the option of having their office telephone linked into the adjoining business centre where a phone answering service can be provided. Conference facilities are also available.

ACCOMMODATION

The unit has the following approximate gross internal floor area:-

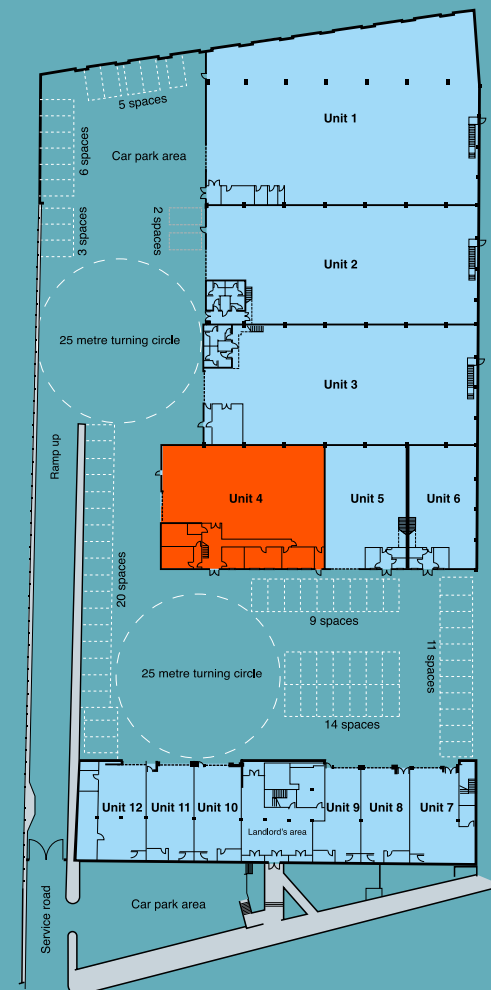
Unit 4 5,839 sq ft (542.4 sq m)

UTILITIES

All mains services are connected to the unit.

EPC

D (94).





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TERMS

Available by way of a new lease on terms to be agreed.

SERVICE CHARGE

A service charge is payable by the occupier.

RATES

RV £21,250 Business Rates payable for Y.E. 31.3.2024, £10,603.75.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

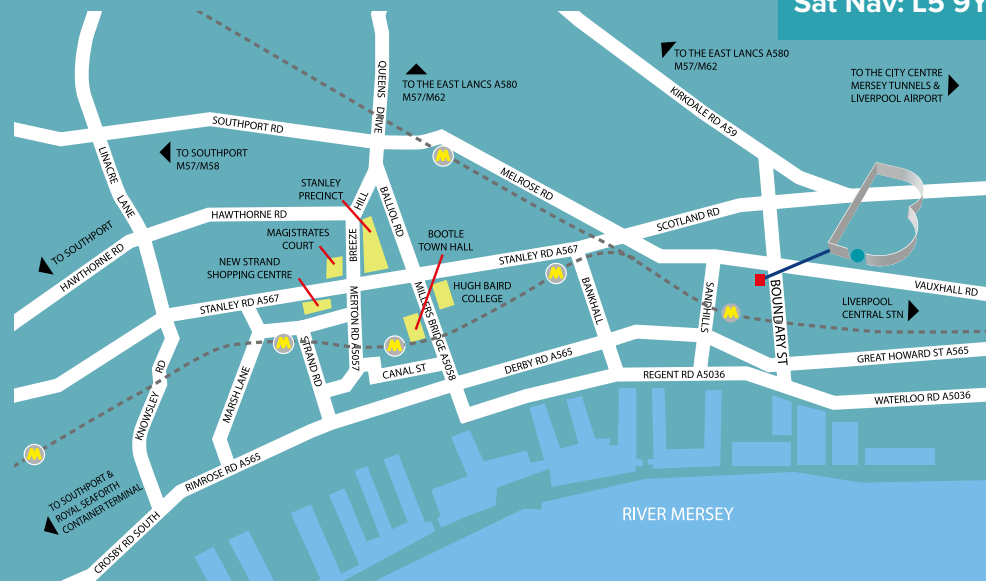
All rents, prices, outgoings etc. are quoted exclusive of but may be liable to VAT.

Notice

The agents for themselves and for the vendors of this property whose agents they are give notice that: these particulars do not constitute, nor constitute any part of, an offer or a contract. The maker of these statements has taken all reasonable steps and exercised all due diligence in the preparation of these statements. None of the statements contained in these particulars as to this property is to be relied upon as statements or representations of fact. All measurements are approximate and any intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any service or installations, mechanical, electrical or otherwise, described within these particulars have not been tested and Purchasers should rely on their own inspection and verification. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. February 2024. Design: Alphabet Design 0151 707 1199 . Declaration. A director of Mason & Partners has an interest in the property.

SUBJECT TO CONTRACT.

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VIEWING

Strictly by appointment with the agent:

Mason Partners

0151 227 1008
MASONPARTNERS.COM

jonswain@masonpartners.com
07810 435 071