



Boundary Workshops

Boundary Street, North Liverpool

To Let - Unit 2

Modern industrial/warehouse unit within a secure complex close to Liverpool City Centre
8,194 sq ft (761.25 sq m)



Sat Nav: L5 9YJ

- Accessible location
- On-site parking
- On-site management
- Flexible terms
- Secure complex

Location

The unit is located within a secure industrial 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 and

the Inner Ring Road which links to the motorway network.

The complex also benefits from excellent public transport links with Sandhills Northern Line

Merseyrail Station situated a short distance away.

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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Further Information

Strictly by appointment with the agents:

Mason Partners

0151 227 1008
MASONPARTNERS.COM

jonswain@masonpartners.com

CBRE
0151 224 7666

www.cbre.co.uk

darren.hill2@cbre.com

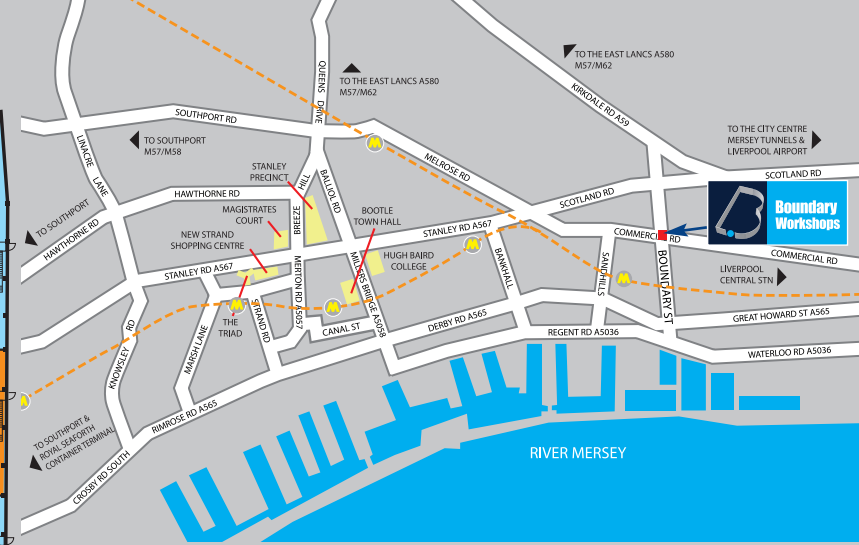
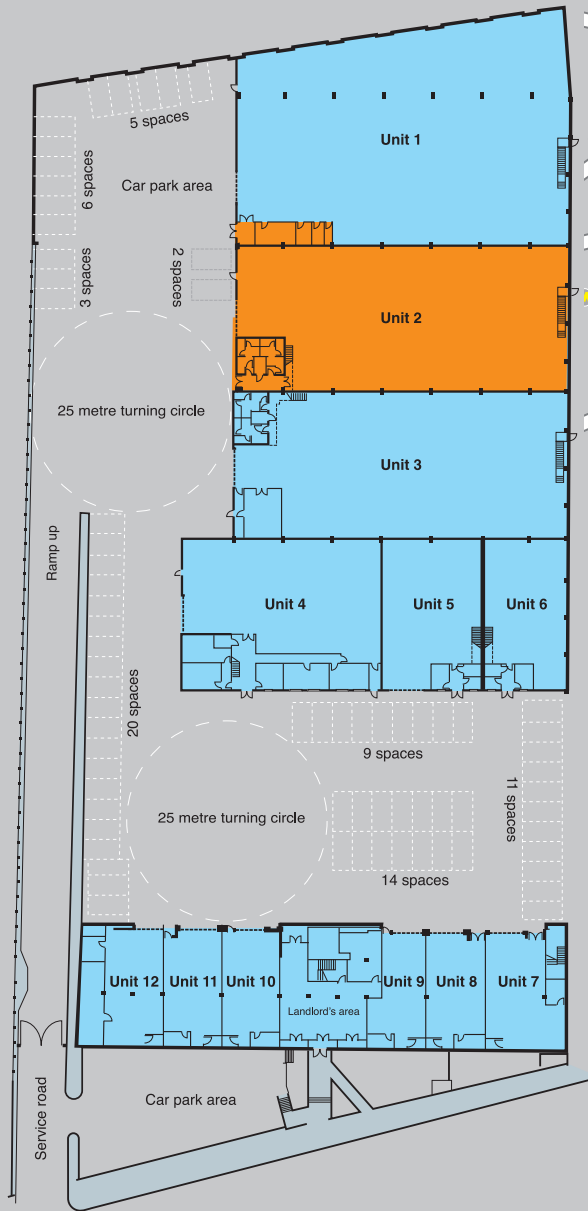
Description

The unit is of portal frame construction and provides loading access via an 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 industrial/warehouse accommodation with WC's, kitchen facilities and office areas. Warehouse lighting is by means of sodium lamps. The office specification includes Cat II lighting and carpeting.

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. July 2019. Design: Alphabet Design 0151 707 1199 (AL5682). Declaration. A director of Mason & Partners has an interest in the property. SUBJECT TO CONTRACT.



The estate as a whole benefits from good security and tenants 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 2 8,194 sq ft (761.25sq m)

Services

All mains services are connected to the units.

Energy Performance Certificate

The unit has an Energy Performance Rating of C62.

Terms

By way of a new lease on terms to be agreed.

Rates

Interested parties are advised to make their own enquires with Liverpool City Council Business Rates Department on **0151 233 3008**.

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.