

Industrial

UNIT 3 | CHAPEL BROOK TRADE PARK

13 Wilson Road, Huyton, L36 6AW



UNIT 3 | 6,640 SQ FT

Modern unit in premier industrial location

Chapel Brook Trade Park offers high quality business space. The trade park benefits from generous parking provisions for staff and customers as well as 24 hour access. Situated on a busy estate in an established industrial location with excellent transport links throughout the region, being less than 1 mile from the M57 and M62 motorway interchange and just 7 miles north of Liverpool John Lennon Airport.

Lease Type	New
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Unit Summary

- Electric Roller Shutter Door
- Ideal Trade Counter Units
- Well Maintained Estate
- Secure Estate
- Flexible Space
- Car Parking

[View Floor Plans](#)

Occupational Costs

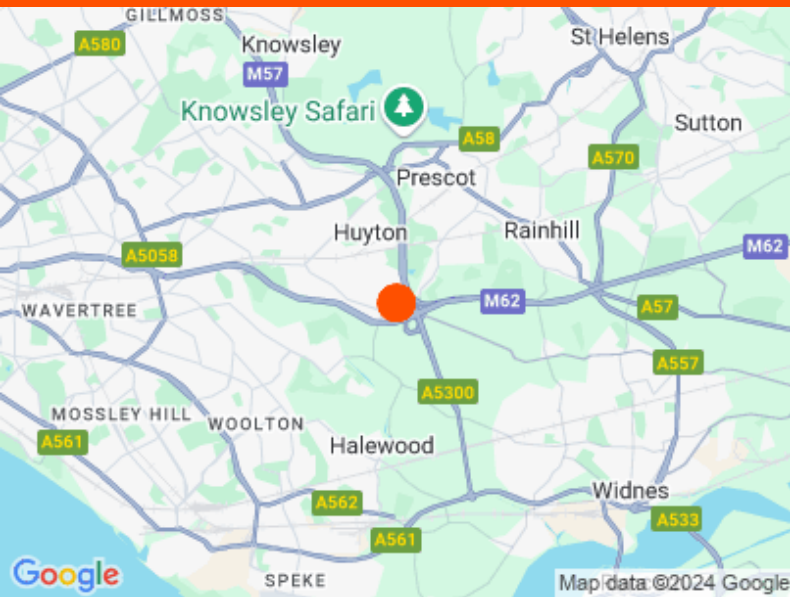
	Per Annum	Per Sq Ft
Rent	£55,200.00	£8.31
Rates	£18,522.00	£2.79
Maintenance Charge	£8,300.00	£1.25
Insurance	£1,328.00	£0.20
Total Cost	£83,350.00	£12.55

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.

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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
M62: 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (19)



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Key Contact



Hannah Webster
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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 For more info please visit: unit.info/UIP010168Z

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