



## Unit 1 Holgate Court, Owen Drive, Liverpool, L24 1YL

Semi Detached Industrial / Warehouse Unit

### Summary

Tenure	To Let
Available Size	9,463 sq ft / 879.14 sq m
Rent	Rent on application
Rateable Value	£55,500
EPC Rating	C (75)

### Key Points

- Adjacent to Liverpool John Lennon Airport
- Clear open span warehouse space
- 6.1m eaves
- Established industrial location

# Unit 1 Holgate Court, Owen Drive, Liverpool, L24 1YL

## Summary

Available Size	9,463 sq ft
Rent	Rent on application
Rateable Value	£55,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

## Location

The property is located on Holgate Court which forms part of Skypark Industrial Estate. The estate is accessed off Speke Hall Avenue and is adjacent to Liverpool John Lennon Airport. The A5300 Knowsley Expressway links the property to both the M57 and M62 motorways.

## Description

The property is a semi-detached industrial / warehouse unit of steel frame construction with a pitched profile metal clad roof, with brick and profile metal clad elevations. The accommodation comprises a clear span warehouse with ancillary offices and welfare unit. The warehouse has an eaves height of 6.1m and is accessed via an electrically operated drive in door. Externally there are 13 parking spaces demised to the property.

## Accommodation

The accommodation comprises the following areas:

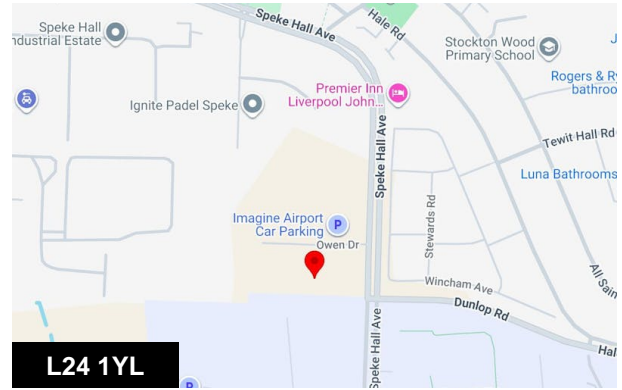
Name	sq ft	sq m
Ground - Warehouse	8,887	825.63
Ground - Offices	576	53.51
<b>Total</b>	<b>9,463</b>	<b>879.14</b>

## Terms

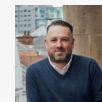
The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



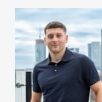
## Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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