



Unit 1A Stretton Way, Huyton, Merseyside
L36 6JF

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Huyton, Merseyside L36 6JF



Agreement

To Let



Detail

Workshop & Offices



Rent

£74,170 pa



Size

689.0 sq m (7,417 sq ft)
FF Mezzanine
391.2 sq m (4,211 sq ft)



Location

Huyton, L36 6JF



Property ID

791.RGD

For Viewing & All Other Enquiries Please Contact:



Robert Diggle

BSc MRICS

Director

T: 0151 268 5280

E: robert.diggle@eddisons.com

Property

The subject property comprises a portal frame warehouse incorporating two storey offices which was constructed in 2024.

The property is currently fitted out with a mezzanine floor which covers the majority of the property. The roof is clad with insulated profile clad sheeting incorporating approximately 20% rooflights and is heated via ceiling hung LED lighting with profile metal clad walls.

It benefits from an alarm system and CCTV.

The offices are fitted out to a good specification with suspended acoustic tiled ceilings incorporating recessed lighting, painted plaster walls and benefiting from air conditioning.

Externally, the property has a shared access with the adjoining occupier and has an external tarmac surfaced yard with 15 delineated spaces.

Accommodation

We have measured the property on the basis of its Gross Internal Area (GIA) as follows:

Area	m ²	ft ²
Ground Floor Warehouse	424.6	4,570
Ground Floor Offices	141.2	1,520
First Floor Offices	123.2	1,326
Total	689.0	7,417
First Floor Mezzanine	391.2	4,211

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Energy Performance Certificate

The property has an EPC Rating in Band B, a copy of which is available upon request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Planning

On 1 November 2021 (Application No: 21/00732/FUL) to erect the existing industrial unit for the erection of and extension of existing industrial unit comprising two additional units together with the construction of hard standing, a copy of which is available upon request.

Rates

The property is entered in 2026 Rating List as follows:

Description: Warehouse & Premises
Rateable Value: £70,000

Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£74,170 per annum (£10.00 per sq ft) exclusive.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

We understand that the transaction will be subject to VAT.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

The property is located on Stretton Way within the established Huyton Industrial Estate which lies close to Junction 6 of the M62 motorway and on its intersection with the M57 motorway. The M57 leads north to Switch Island and the north west motorway network and the Knowsley Expressway A5300 leads south to Widnes/Runcorn.



