

to let

Units H J & K Westport Complex

Bankhall Lane Liverpool L20 8EW

Industrial Warehouse

5,357 sq ft (500 sq m)



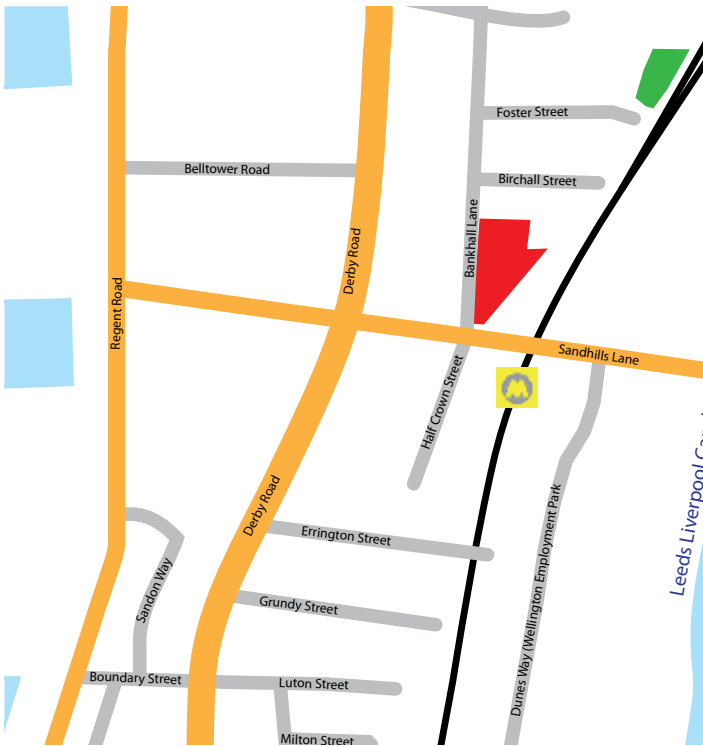
- Prominent Road Location
- Shared Yard
- Available individually
- New Lease Available
- Flexible Term
- Competitive Rent
- Available March 2026

For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

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RENT
£37,500 pa exclusive per unit
RATES PAYABLE 25/26
TBC

**For viewing and further information
 please contact Roy Backhouse:**

Roy Backhouse & Co,
 Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
 e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



Unit G next to road



similar interior to actual unit

LOCATION

The property is situated at the junction of Sandhills Lane and Bankhall Lane in the Sandhills area of Liverpool about 1.5 miles North of Liverpool City Centre.

The property is located opposite the Sandhills Railway Station and is just off the main A565 Derby Road.

DESCRIPTION

The property comprises three interlinked factory warehouse units. The warehouse is fitted out to a basic specification. Outside there is a shared yard with some room for car parking and loading. It has a 3 phase electricity supply.

TENURE

The property is available on a new 5 year lease.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Unit H	498 sq m	5,357 sq ft
Unit J	503 sq m	5,421 sq ft
Unit K	542 sq m	5,835 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT may be payable on the rent.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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