

Industrial

# UNIT 5 | CHAPEL BROOK TRADE PARK

13 Wilson Road, Huyton, L36 6AW

## UNIT 5 | 6,641 SQ FT

Modern unit in premier industrial location

This modern, high quality unit is an ideal trade counter unit. 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



### Unit Summary

- WC facilities
- Ideal Trade Counter Units
- Premier Industrial Location
- Flexible Space
- Well Maintained Estate
- Car Parking

[View Floor Plans](#)

### Occupational Costs

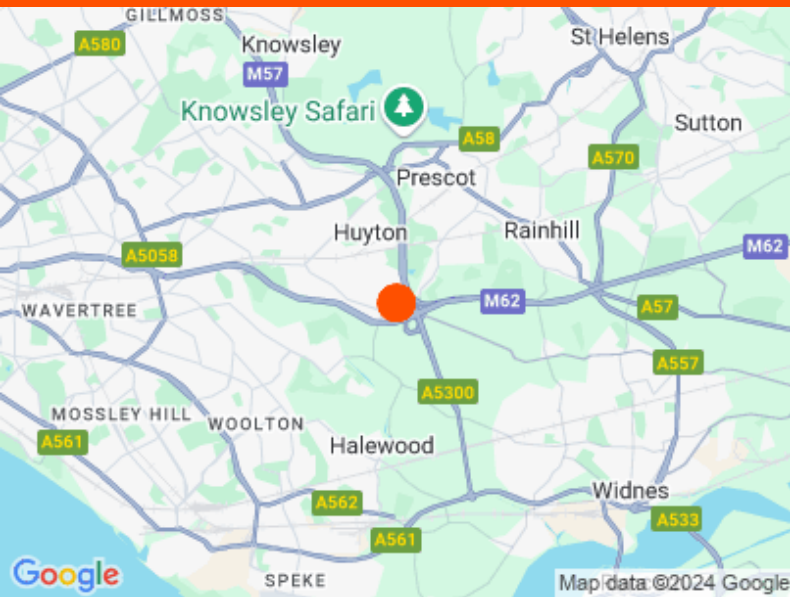
	Per Annum	Per Sq Ft
Rent	£55,200.00	£8.31
Rates	£18,522.00	£2.79
Maintenance Charge	£11,800.00	£1.78
Insurance	£1,994.60	£0.30
<b>Total Cost</b>	<b>£87,516.60</b>	<b>£13.18</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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	B (30)



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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/UIP0101689](https://unit.info/UIP0101689)

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