

RIDLEYTHAW



TO LET

Warehouse
6,027 sq.ft (559.96 sq.m)

Unit 31 Wellington Employment Park

Dunes Way

Liverpool

L5 9RJ

- **Modern, well-maintained unit**
- **Business Park Setting**
- **Large secure gated yard**

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Location

The subject property is situated on Wellington Employment Park which is a high-quality modern industrial estate situated approximately 2 miles north of Liverpool City Centre. The estate forms part of a well-established commercial and industrial area and sits within 1 mile of A59 providing connections to North Liverpool and the Mersey Tunnels to Wirral and Cheshire.

Description

The property comprises an impressive modern warehouse which is fitted out to a high specification. Outside there is a good-sized yard with adequate room for car parking and loading. The unit benefits from the following features:

- Electric Roller Shutters
- 3 Phase Electricity
- Onsite Parking

Accommodation

Warehouse	5,447 sq.ft	(506.05 sq.m)
Mezzanine	580 sq.ft	(53.92 sq.m)
Total	6,027sq.ft	(559.96sq.m)

Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Rental

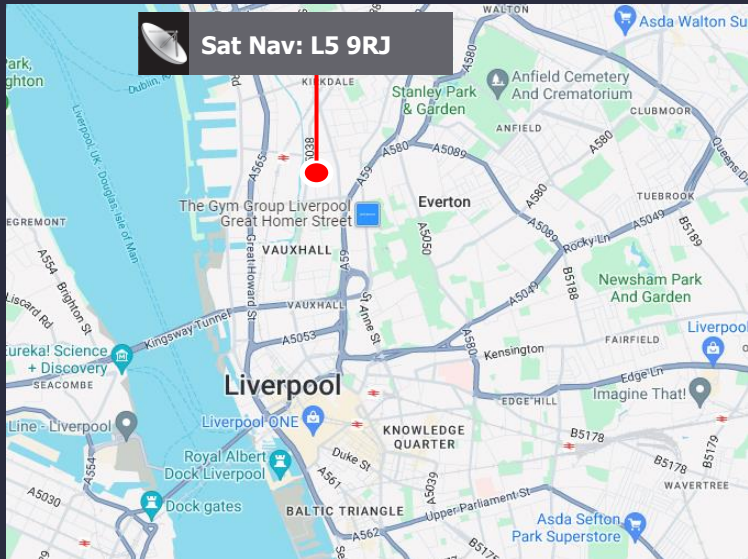
£60,000 per annum payable quarterly in advance

VAT

All figures are exclusive of, but may be subject to VAT.

Viewing/ further information Please contact:

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