



**Lambert
Smith
Hampton**

0151 236 8454
www.lsh.co.uk

For Sale

Warehouse

Industrial/Warehouse Premises

Unit 18, Edwards Lane Industrial Estate, Speke, Liverpool L24 9HX



- 1,525 Sq M (16,415 Sq Ft)
- Substantial warehouse with offices
- Large yard area extending to 1,714 sq m (2,049 sq yds)
- Close to A561 Speke Boulevard.

Lambert Smith Hampton

5 St Paul's Square, Liverpool L3 9SL T +44 (0)151 236 8454

Unit 18, Edwards Lane Industrial Estate, Speke, Liverpool L24 9HX

Location

The property is located in an established industrial area, off Edwards Lane, which is accessed from Speke Hall Road and in turn links with the A561 Speke Boulevard providing access to Liverpool City Centre (9 miles) and the M62 motorway, via the A5300 (7 miles).

Description

The property comprises a 3 bay end terrace warehouse building of brick construction set beneath a pitched steel trussed roof with profile metal cladding. To the front of the property is a single storey office block with a flat bituminous felt covered roof and benefiting from UPVC double glazed windows.

Internally, the property comprises predominately open plan warehouse accommodation with ancillary storage rooms and toilet facilities together with kitchen and office accommodation. The warehouse benefits from concrete floors, painted brick walls and fluorescent strip lighting. There is a single electric roller shutter door to the front of the middle bay (4.55 m x 2.44 m) and the warehouse has an eaves height of approximately 4 m. The office accommodation has painted plastered walls, laminate and carpeted floors, suspended ceilings with fluorescent lighting and wall mounted electric heaters.

Externally, to the front of the property is a concrete and tarmac surfaced yard area which is bounded by brick walls and steel palisade fencing with electric double gates.

Accommodation

We have measured the property on the basis of the gross internal area (GIA) in accordance with the RICS Code of Measuring Practice as follows:

Area	Sq M	Sq Ft
Warehouse	1,390	14,962
Offices	135	1,453
Total	1,525	16,415

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. We understand that the property is elected for VAT and this will be charged in addition to the purchase price.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property is assessed in the 2010 Rating List as follows:

Description: Warehouse & Premises
Rateable Value: £31,250.

Terms

Offers are invited for our client's long leasehold interest. Price on application.

Tenure

The property is held long leasehold by way of a 999 year lease from 2 June 1938 at a peppercorn rent.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and is available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Robert Diggle

Lambert Smith Hampton

0151 243 1108

07979 541260

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Adam Taylor

Lambert Smith Hampton

0151 243 1111

07711 767836

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Site Plan

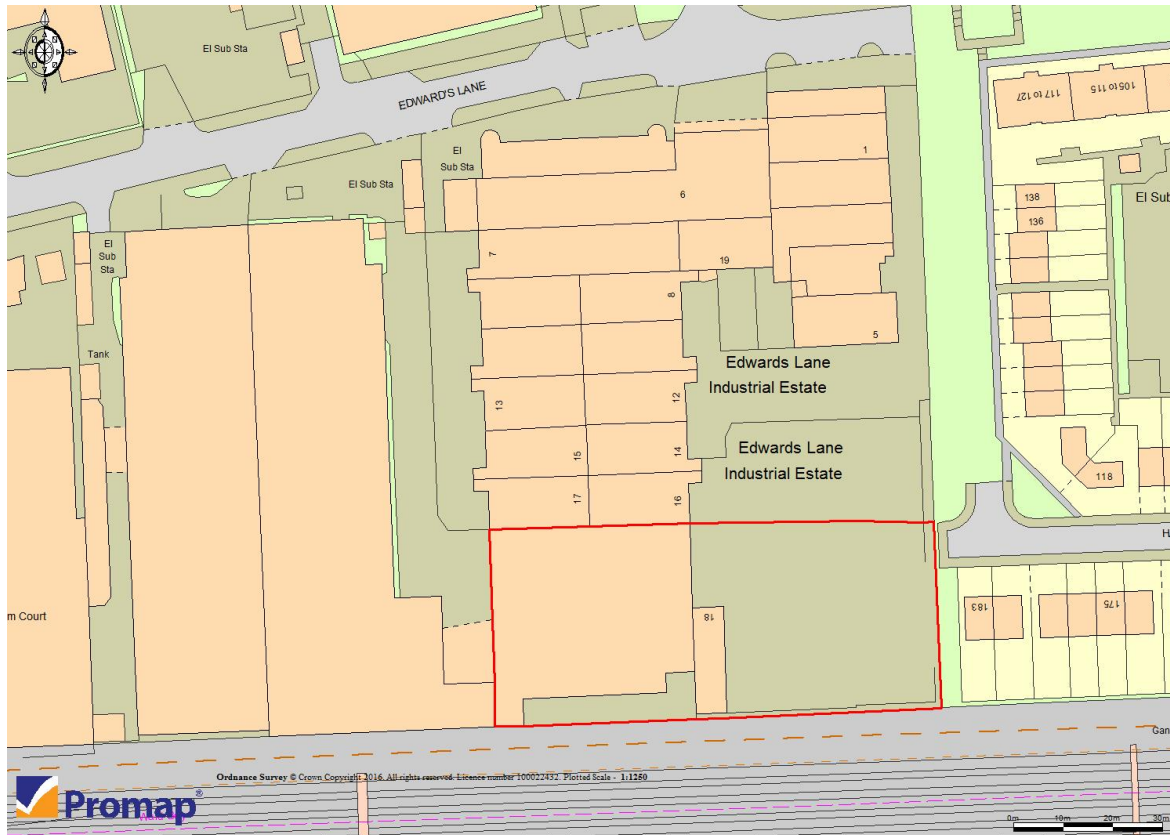


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Internal



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Location

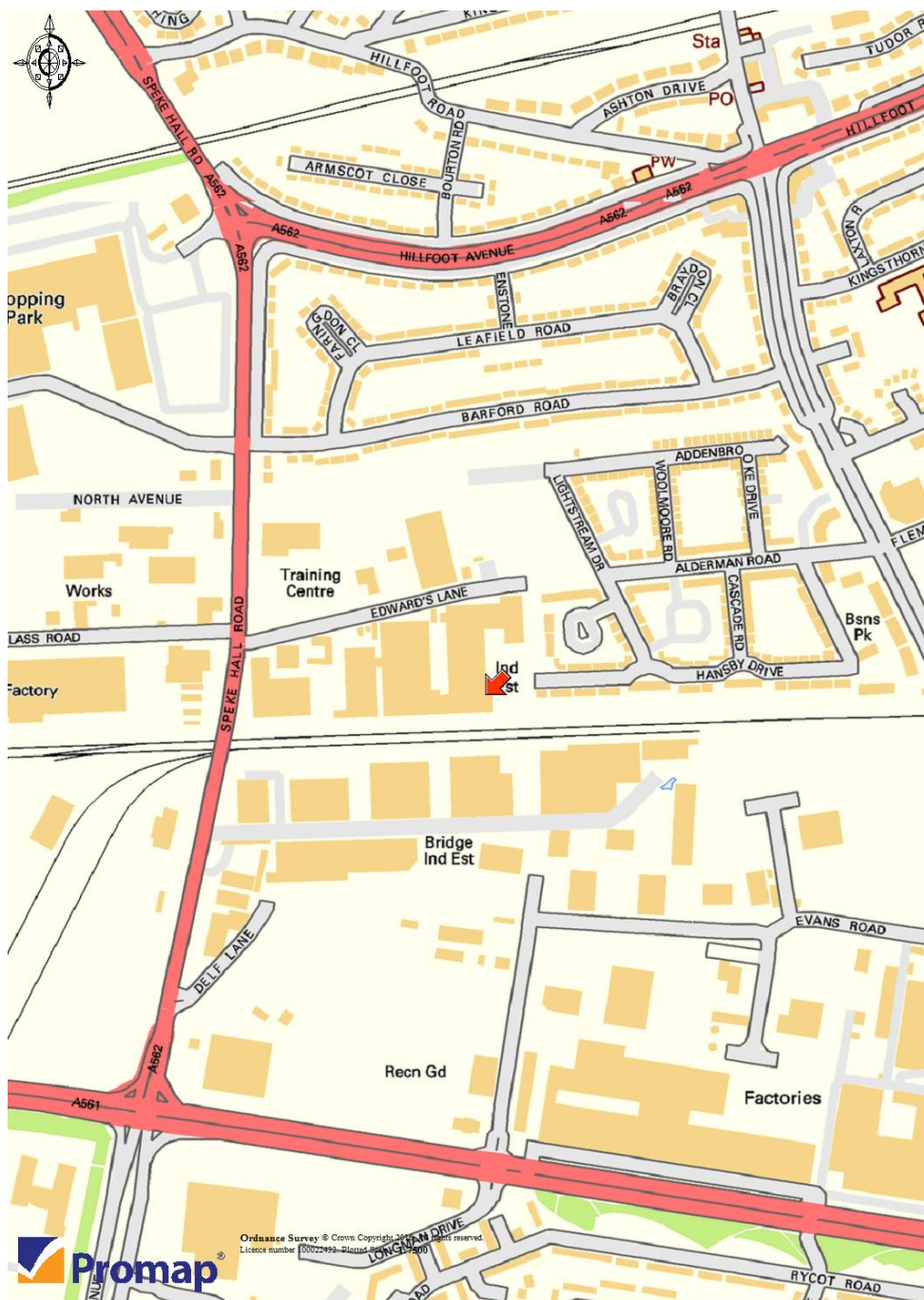


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August 2016

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