

Industrial

Unit 9B | Link Business Park

📍 Ellis Ashton Street, Huyton, Liverpool, Merseyside, L36 6BP

Unit 9B | 8,269 sq ft

High quality industrial space

Units 7,8 & 9B on Link Business Park provides high quality industrial space, in a prime industrial location within Huyton.

The units are suitable for a variety of uses, including light industrial, manufacturing, storage and distribution, or more simply, safe and secure storage space.

The units benefit from 7 electronic level access loading doors across 3 elevations, 3 separate access points, high quality integral office space with canteen facilities and secure yards to the front and rear of the units (including 25 plus car parking spaces).

Lease Type

New



✔ Unit Summary

- Car Parking
- On-Site Canteen Facility
- Electric Roller Shutter Door
- Private Yard
- High Level of Office Accommodation
- Premier Industrial Location

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£37,700.00	£4.56
Rates	£0.00	Not specified
Maintenance Charge	£4,550.00	£0.55
Insurance	£814.64	£0.10
Total Cost	£43,064.64	£5.21

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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

Link Business Park is located directly adjacent to the M62 and M57 intersection in close proximity to Liverpool, St Helens and Manchester.



Road

The estate has excellent access to the M57 and M62.



Airport

Manchester Airport is situated around 30 miles from the site.



Rail

The estate has excellent access to the M57 and M62.

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 with the agents.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C

Key Contacts



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