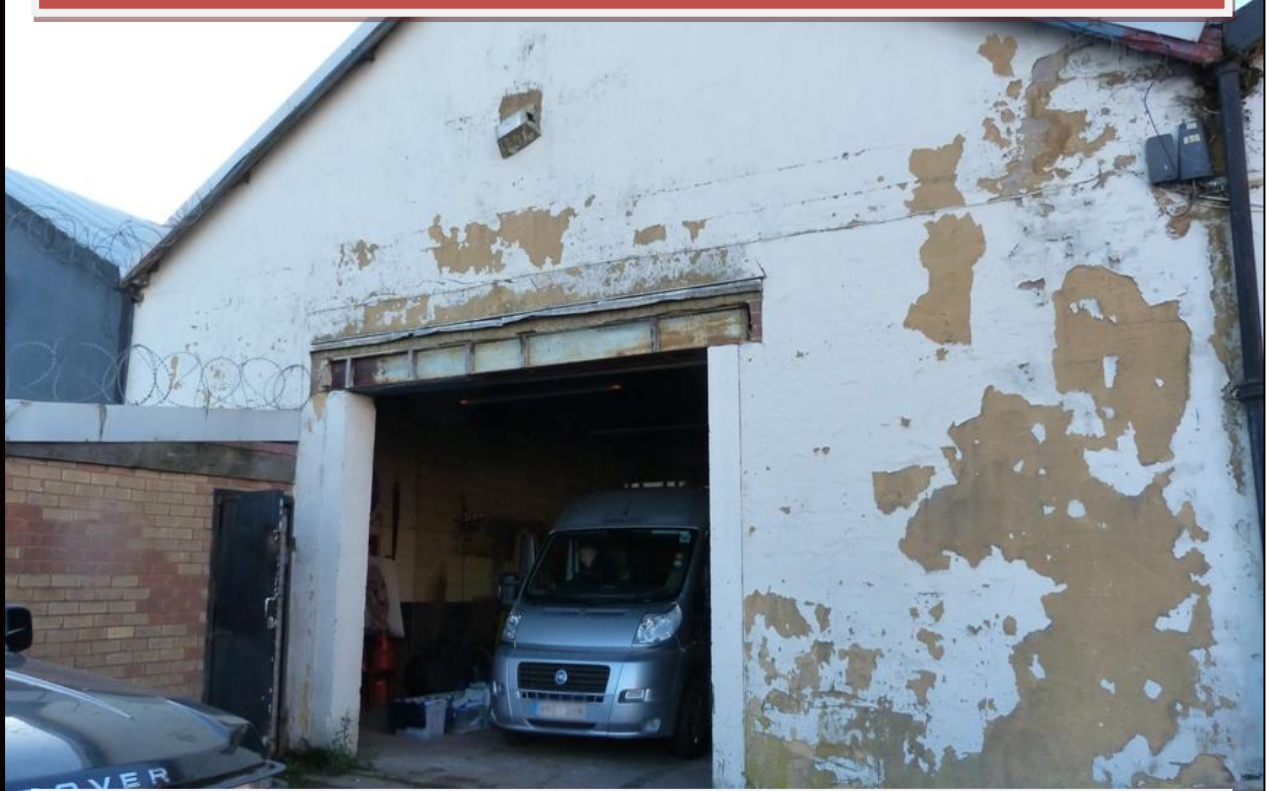


FROBISHERS

WORKSHOP PREMISES TO LET



SPEKE, LIVERPOOL

- Industrial Unit
- Popular Location
- 3m Opening Height
- Approximately 1500 sq ft
- Shared Car Park
- Electric Roller Door



Unit 14 Edwards Lane
Industrial Estate, Liverpool, L24 9HX

Annual Rental of

£7,000

Location

The property is situated on the popular Edwards Lane Industrial Estate off Speke Hall Road, a short distance from Hunt's Cross Railway Station in the Speke suburb of Liverpool, Merseyside.

There are a variety of businesses in the vicinity, many of which may be beneficial to an incoming tenant.

Description

The unit is of portal frame construction with a solid floor and painted walls, benefiting from electricity and a electric roller door suitable for large vehicles, with a 3m x 3.6m opening and eaves height of 6.75m.

There is a shared car park to the front of the premises suitable for storage and customer parking.

Tenure

Leasehold.

The landlord will be prepared to enter into a new lease with prospective occupiers on terms to be agreed.

Rates

Rateable Value: £3,384

Rates Payable: £1,624

The occupiers may be eligible for small business rates relief and should make contact with Liverpool City Council for further information.

Accommodation

The property briefly comprises:

Element	Size (ft ²)
Workshop	1407
Storage	57
	1,464

Price

£7,000 per annum.

Viewings

For further information or to arrange a viewing of the premises, please contact:

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