

ERSKINE INDUSTRIAL ESTATE

LIVERPOOL

L6 1AU



TO LET

WORKSHOP / WAREHOUSE UNITS 850 SQFT
AVAILABLE ON 'EASY IN AND EASY OUT' LICENCES

- * 3 PHASE ELECTRICITY
- * ROLLER SHUTTER ACCESS
- * W.C'S
- * 5.4m EAVES

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

0151 227 3400

www.hitchcockwright.co.uk

ERSKINE INDUSTRIAL ESTATE, LIVERPOOL L6 1AU



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LOCATION

Accessed via Prospect Street, via Manfred Street, Erskine Industrial Estate occupies a very prominent location on Erskine Street (A580) on the fringe of Liverpool city centre.

DESCRIPTION

The subject accommodation is currently undergoing a comprehensive programme of aesthetic improvements and refurbishment work and offers a variety of units of varying sizes and specification, but generally benefitting from the following features:

- * Three phase electricity
- * WC facilities
- * Roller shutter access
- * Minimum 5.4 metre eaves (units B3 and B10)
- * Some units also benefit from additional office accommodation

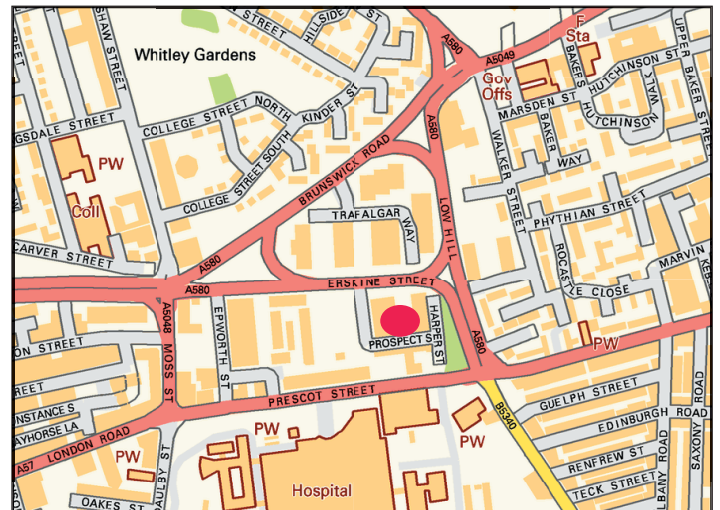
TENURE

The subject units are available to let on 'easy in' 'easy out' six monthly licence agreements.

RENT

The equivalent annual rental figures for each unit are as follows:

Unit A6	850 sqft	£5,500 per annum exclusive
Unit B1	850 sqft	£5,500 per annum exclusive



ESTATE SERVICE CHARGE

A nominal service charge will be applied to each of the units to re-coup the cost of services provided by the landlord for the benefit of the occupiers. Details upon request.

BUSINESS RATES

We understand the rateable value for the subject units for 2010/2011

are as follows:-	Rateable Value	Rates Payable 2010/2011
Unit A6	£5,500 per annum	£2,238 per annum
Unit B1	£5,500 per annum	£2,360 per annum

Hitchcock Wright & Partners gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details Updated JULY 2011

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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