

HATTON GARDEN INDUSTRIAL ESTATE

JOHNSON STREET
LIVERPOOL, L3 2BR



TO LET

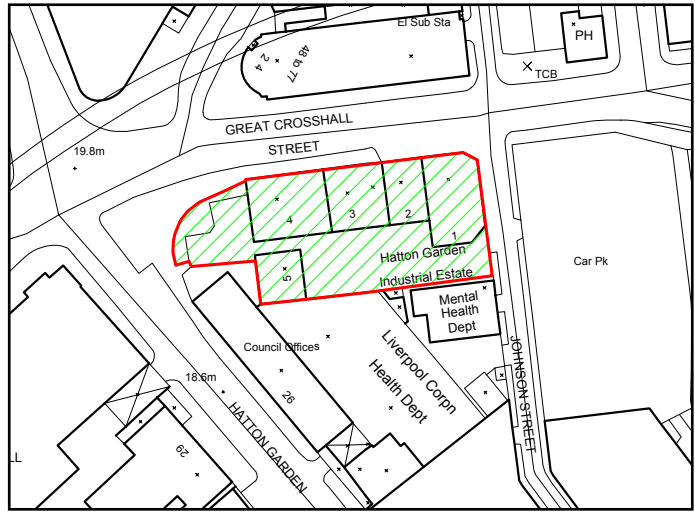
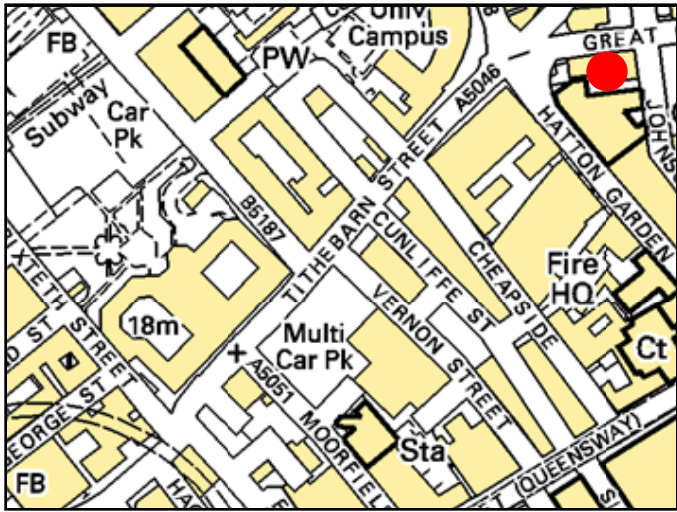
WORKSHOP/INDUSTRIAL UNIT

- Located in the heart of Liverpool City Centre
- Suitable for workshop or distribution uses
- Rental Just £100 per week
- Ideal for contract parking
- Short term flexible leases available
- 1,252 sq ft (114.45 sq m)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH



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LOCATION

The subject premises are located on the well established Hatton Garden Industrial Estate on Johnson Street, Liverpool.

The industrial estate is one of the last remaining industrial estates within the heart of Liverpool City Centre and, therefore, provides ideal accommodation for those companies wishing to serve occupiers within the central business district.

ACCOMMODATION

The subject units are of steel frame with brick elevation externally and block work walls internally. The units benefit from toilet facilities and a minimum eaves height of 3 metres together with individual up and over loading doors. Externally, there is a communal yard area for deliveries.

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a gross internal area basis as follows:-

Unit	sq.ft.	sq.m	Rental p.a.	Weekly
2	1,232	114.45	£5,200	£100

TERMS

Units are available on flexible lease terms to include anything from 6 months licences to longer term commitments.

SERVICE CHARGE

An Estate Service Charge will be levied by the landlord to accrue the cost of the usual Estate Services provided by the landlord to include inter alia, building insurance and road sweeping.

BUSINESS RATES

The tenant will be responsible for the payment of all rates and taxes associated with their occupation.

Unit 2

Rateable Value £6,000

Rates Payable 2008/09 £ 2,748 per annum

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any Stamp Duty thereon.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact

Neil Kirkham

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Details Prepared March 2009

Subject to Contract

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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