

UNIT 3
HATTON GARDEN INDUSTRIAL ESTATE
JOHNSON STREET
LIVERPOOL, L3 2BR



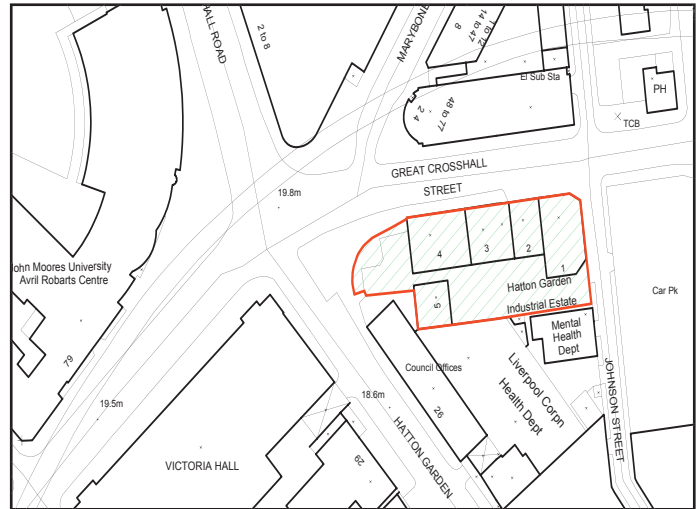
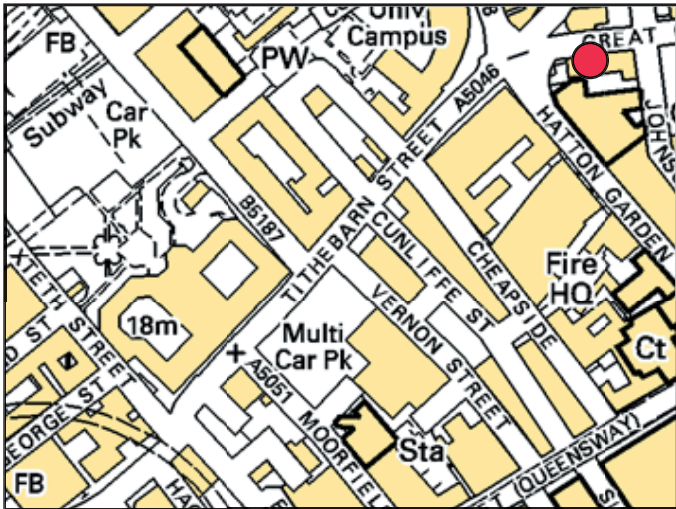
TO LET
WORKSHOP/INDUSTRIAL UNIT

- LOCATED IN THE HEART OF LIVERPOOL CITY CENTRE
- SUITABLE FOR WORKSHOP OR STORAGE PURPOSES
- RENTAL JUST £140 PER WEEK
- IDEAL FOR CONTRACT PARKING
- SHORT TERM FLEXIBLE LEASES AVAILABLE
- 1,845 SQ.FT (171.40 SQ.M)

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

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

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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 unit is of steel frame with brick elevations externally and block work walls internally. The unit benefits from toilet facilities and a minimum eaves height of 3 metres together with 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
3	1,845	114.40	£7,300	£140

TERMS

The unit is available on flexible lease terms. 6 month licences or longer term commitments will be considered.

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.

2011

Unit 3 £766

BUSINESS RATES

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

	Rateable Value	Rates Payable 2011 / 2012
Unit 3	£10,500	£4,547

Occupiers are advised to make their own enquiries via the Local Rating Authority.

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 Nick Harrop, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

Email: nickharrop@hwandp.co.uk

Details Updated SEPT 2011

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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