

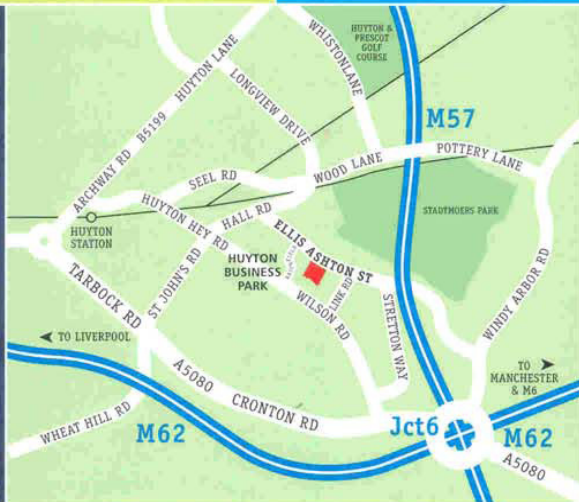


FREEHOLDS FOR SALE INDUSTRIAL / WAREHOUSE UNITS

Available From 11,100 to 97,486 sq ft
(1,031 to 9,057 m²) approx

JUNCTION 6 M62 ELLIS ASHTON STREET
HUYTON, LIVERPOOL.
HUYTON BUSINESS PARK





Location

Ellis Ashton Street is situated within the established Huyton Business Park which is home to a variety of local and national occupiers including Halewood Vintners, Whitbread Beer Company "First Quench" and BASF.

The premises benefit from excellent road links being approximately 0.5 miles from Tarbock Interchange, the intersection of the M62 and M57 motorways and the Knowsley Expressway (A5300). The latter connects with the A561 to provide access to Runcorn Bridge (M56) and Liverpool John Lennon Airport approximately 5.5 miles.

Liverpool City Centre is some 6 miles to the west via the M62.

Description

A substantial complex previously utilised by a single occupier and comprising a number of inter-connecting single storey factory/warehouse buildings on a site of approximately 1.4 hectares (3.5 acres).

The current owners propose to sub-divide the accommodation to provide up to 5 self-contained factory/warehouse units. Each unit will benefit from its own circulation and car parking areas.

Being of predominantly portal framed construction with concrete floors the majority of units have the additional benefit of recently renewed, metal roofs.

Planning

The premises have consent for existing use (General B2) and also for storage and distribution purposes (B8).

Interested parties are advised to make their own enquiries of the Local Planning Authority, Knowsley Metropolitan Borough Council 0151 489 6000.

Tenure

Once completed the units will be available on a freehold basis. Full details on request.

Terms

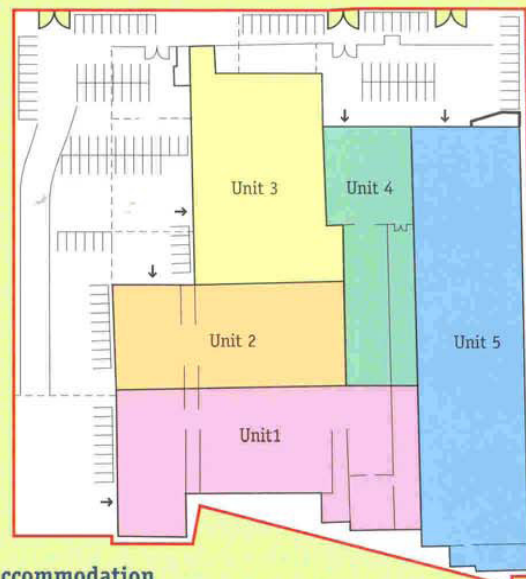
The units are available for sale either as a whole or in parts. Further details from the joint sole agents.

Legal Costs

The purchaser will be expected to bear the vendor's reasonable legal costs in the preparation of the relevant legal documentation.

VAT

All prices are exclusive of, but may be subject to VAT.



Accommodation

Currently the property extends to a gross internal floor area of 1,057 m² (97,486 ft²). Following the proposed sub-division, which will necessitate the demolition of the two office blocks presently fronting Ellis Ashton Street the development can provide up to 5 individual units having the following approximate gross internal floor areas:-

Unit 1	1853 m ²	(19,950 ft ²)
Unit 2	1260 m ²	(13,570 ft ²)
Unit 3	1454 m ²	(15,650 ft ²)
Unit 4	1031 m ²	(11,100 ft ²)
Unit 5	2378 m ²	(25,600 ft ²)

All units inter-connect with one another which means that a greater range of sizes can be catered for if necessary. Please contact the joint agents to discuss how your specific and individual requirements can be accommodated.

Viewing

Strictly through joint agents, Andrew Owen at Mason Owen 0151 242 3000 or Nick Harrop at Hitchcock Wright and Partners 0151 227 3400.

