

**Quayside
Point**
INDUSTRIAL UNITS
BRUNSWICK BUSINESS PARK

**TO
LET**

WAREHOUSE & YARD

from 27,211 sq ft (2,528 sq m)
to 54,431 sq ft (5,057 sq m)

MAY SPLIT

1.5 ACRE YARD (6,072 sq m)

SEFTON STREET, LIVERPOOL



Quayside Point

INDUSTRIAL UNITS

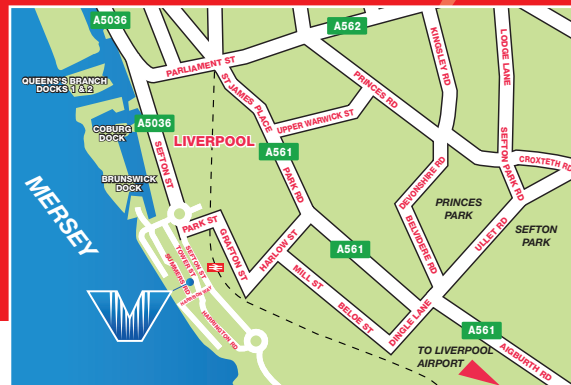
BRUNSWICK BUSINESS PARK

Location

Located on the well established Brunswick Business Park, approximately 1 mile south of Liverpool City Centre.

Quayside Point offers excellent communication links, being close to the M53 & M57/M58 motorways which link to the M62, M56 and M6 motorways. The Mersey Tunnels are located approximately 1.5 miles north of the subject unit.

Quayside Point is very prominently located fronting Sefton Street, one of the main arterial routes to the City Centre.



Rental

Upon application.

VAT

All figures quoted are exclusive of but may be liable to VAT.

Rates

The tenant will be responsible for Business Rates. For further information please contact Liverpool City Council, Business Rates Department on 0151 225 3409.

Viewing

By appointment with the joint agents Matthews & Goodman 0151 236 8732, or Hitchcock Wright & Partners, 0151 227 3400.

Description

Quayside Point is an established industrial unit, comprising of a detached steel portal frame building.

The elevations consist of reinforced concrete panels at lower levels, the remainder of the elevations are clad with profile metal sheets including the roof which incorporate translucent panels. The unit benefits from excellent access via the 10 sliding sectional goods access doors. The unit has an internal eaves height of 25 ft (7.6m) and also has the benefit of a large yard to the rear (1.5 acres / 6,072 sq m) with extensive parking areas for over 250 cars.

Accommodation

Main warehouse:
TOTAL 54,431 sq ft (5,057 sq m)
 Unit can be split to provide two separate units of: 27,211 sq ft (2,528 sq m) & 27,220 sq ft (2,529 sq m)
YARD 1.5 ACRES (6,072 sq m)

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.



SUBJECT TO CONTRACT

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