



**SOUTH
HARRINGTON**
INDUSTRIAL

TO LET
REFURBISHED WAREHOUSE
ACCOMMODATION

SOUTH HARRINGTON BUILDING
BRUNSWICK BUSINESS PARK



LOCATION

South Harrington is located on the popular and well established Brunswick Business Park on Sefton Street, approximately one mile to the south of Liverpool City Centre. The property is very prominently located fronting Sefton Street (A5036) one of the main arterial routes into the City Centre.

The property offers excellent communication links via the A5036, being close to the M53 and the M57/M58 and the Mersey Tunnels are located approximately 1.5 miles to the north. The area provides a mix of commercial, retail, leisure and residential uses and Greens Health Club is located opposite. Public transport links are excellent with Brunswick Merseyrail Station located opposite the business park and a number of local bus routes servicing the area. Liverpool John Lennon Airport is located approximately 7 miles to the south.

DESCRIPTION

South Harrington provides 5 units within a former dockside warehouse comprising warehouse/light industrial and office accommodation. The property benefits from substantial serviced areas and car parking. The property is currently undergoing a complete refurbishment programme and the units will benefit from:

- High bay lighting providing 250 lux levels.
- Suspended gas fired heating.
- New roller shutter doors.
- Sub-metered three phase electricity supply.
- Cold water and drainage point.
- Fire alarm interface.
- Mezzanine available if required.
- Common WC facilities.

ACCOMMODATION

The units extend to the following gross internal floor areas:-

UNIT	sq m	sq ft
G1/G2	835.9	8,999
G3	383.3	4,127
G4	699.8	7,534
G5	642.1	6,912
G6	634.0	6,829

TERMS

The accommodation is available on full repairing and insuring terms and will be subject to a service/estate charge. Further details available upon request.

VAT

All figures quoted are exclusive of but may be liable for 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

For viewing and further information please contact the joint agents;
Nick Harrop, Hitchcock Wright and Partners,
 Tel: 0151 227 3400 or
Robin Evans, Matthews and Goodman,
 Tel: 0151 236 8732.

