

TO LET

LIGHT INDUSTRIAL UNIT

1,280 Sq.ft. (119 sq.m.)

UNIT 1

**15-37 CARYL STREET,
BAL TIC TRIANGLE,
LIVERPOOL**

L8 5SQ





LOCATION

The subject premises is situated on the eastern side of Caryl Street close to its junction with Stanhope Street, close to Cains Brewery Village in the Baltic Triangle area of Liverpool, on the southern edge of Liverpool City Centre.

The Baltic Triangle is a historic city central area, which comprises a collection of repurposed warehouses, now offices, creative spaces, studios, hotels, clubs and concept bars. The property is less than 500 yards from Cains Brewery Village which has been turned into a village of coffee shops, food markets and bars. The area has also experienced significant residential development in recent years.

The property is also in close proximity to Liverpool Waterfront, the retail core of the city centre, Ropewalks and the Knowledge Quarter.

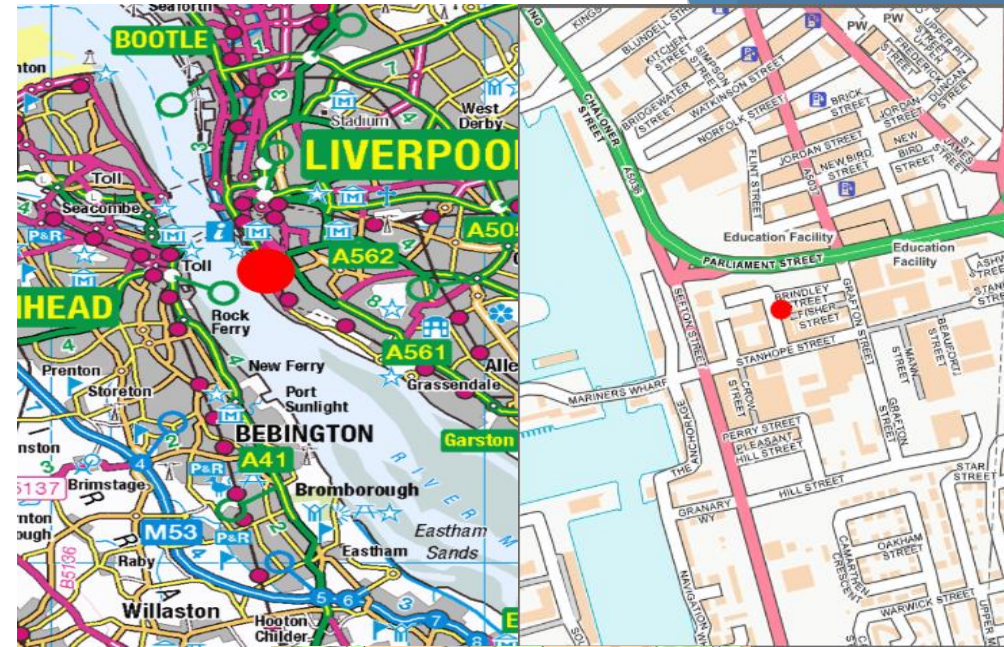
DESCRIPTION

The property comprises a single storey light industrial unit and was redeveloped approximately 10 years ago.

The unit comprises open plan accommodation with roller shutter loading access and amenities.

All mains services are available, including a three-phase power supply.

Externally there is parking available on Brindley Street.



FLOOR AREA

Measured on a gross internal area basis the accommodation extends to:-

Unit 1	1,280 sq.ft.	118.9 sq.m.
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TERMS

Available upon request.

EPC

Available upon Request.

VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs and any stamp duty thereon in connection with the transaction.



CONTACT/VIEWING

For any further information please contact the sole agents
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