

**SKYPARK INDUSTRIAL ESTATE
UNIT 25 HARDIE COURT
OWEN DRIVE, LIVERPOOL L24 1YL**



FOR SALE

- LOCATED WITHIN THE POPULAR SKYPARK INDUSTRIAL ESTATE
- ADJACENT TO LIVERPOOL JOHN LENNON AIRPORT
- EXCELLENT TRANSPORT LINKS
- 4166 SQ.FT. (387 SQ.M)

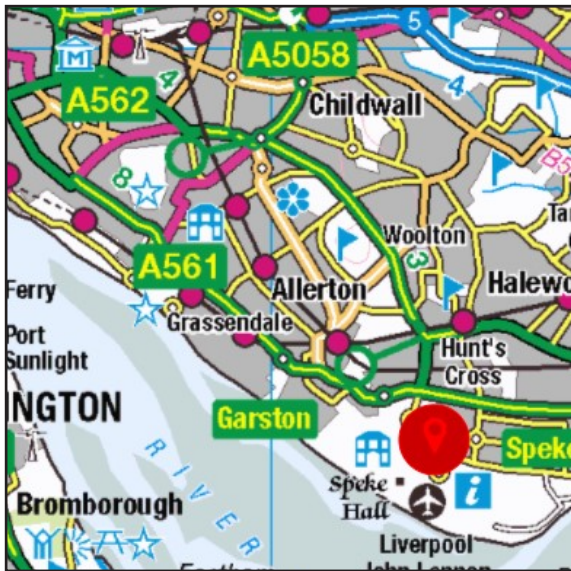
CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock & Wright
Wright
Partners
CHARTERED SURVEYORS

0151 227 3400

www.hitchcockwright.co.uk

UNIT 25 HARDIE COURT, SPEKE L24 1YL



LOCATION

The property is located on Skypark Industrial Estate, off Speke Hall Avenue, Speke, 1/4 mile of Liverpool John Lennon Airport.

The Estate benefits from excellent transport links, lying within easy reach of Speke Boulevard (A561), which provides access to Liverpool City Centre approximately 7 miles to the south and the A5300 Knowsley Express Way, connecting to M57, M62 and the national motorway network.

Retail and leisure facilities are available close by at New Mersey Retail Park and South Liverpool Parkway Station, providing main line rail services and the Merseyrail Network, is located approximately 2.5 miles away.

DESCRIPTION

The property comprises a mid-terrace industrial unit of steel portal frame construction with brick and block walls and profile metal sheet cladding under a profile metal clad roof with translucent roof panels.

Vehicular access is provided via a roller shutter loading door leading to a warehouse with office accommodation, kitchen and W.C. facilities. There is an office and kitchen at mezzanine level.

The warehouse has a minimum eaves height of approximately 5.3 metres.

Externally, there is a share circulation area and forecourt parking to the front of the unit.

ACCOMMODATION

Measured on a gross internal basis the property extends to approximately:-

Ground floor:	3,839 sq.ft. (356.6 sq.m)
Mezzanine:	327 sq.ft. (30.4 sq.m)
Total:	4,166 sq.ft. (387.0 sq.m)

TENURE

The property is held on a long lease which expires in February 2201. There is a nominal ground rent.

PRICE

£275,000 exclusive of VAT.

RATEABLE VALUE

£13.750.

EPC

An EPC has been commissioned and will be available on request.

VAT

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

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.

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.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

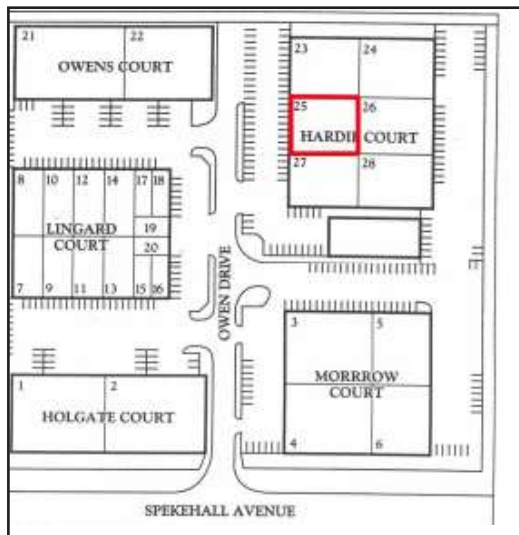
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Details Prepared: SEPTEMBER 2021

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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