

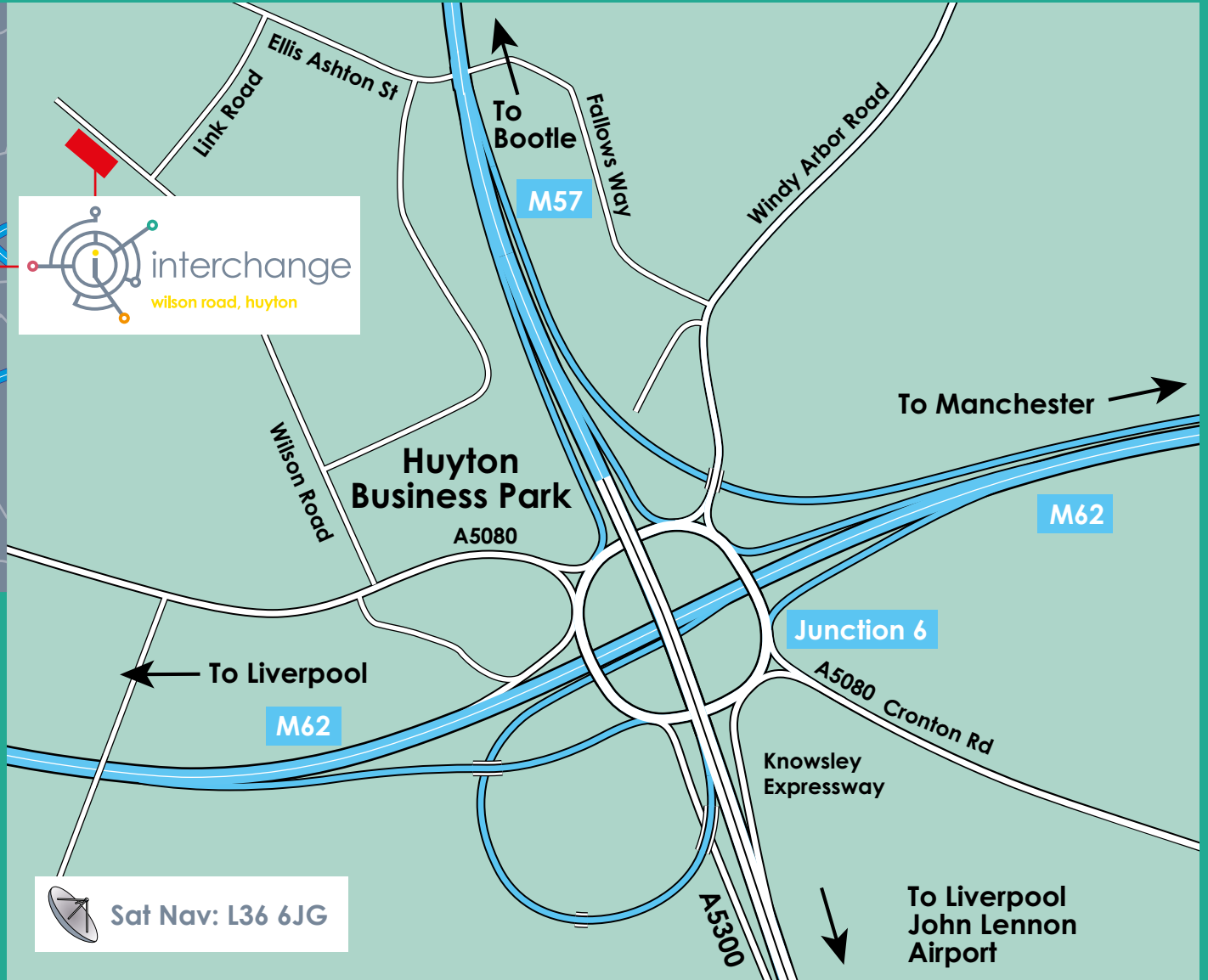
TO LET

A range of industrial/trade units  
in various sizes



500 – 10,674 sq ft





## Location

Huyton is situated six miles east of Liverpool City Centre, directly off the M62 at Junction 6 and at the interchange of Junction 1 of the M57 motorway.

Interchange has excellent access to north Merseyside and Lancashire via the two motorways and via the Knowsley Expressway. Wilson Road is currently home to a number of leading regional and national trade counter operators.





M62

LIVERPOOL



WILSON ROAD

Junction 1 M57 &  
Junction 6 M62  
within 1/2 mile

M57

Junction 6/1

A5300 KNOWSLEY EXPRESSWAY

M62

M6 / MANCHESTER





The image shows the exterior of the Dulux Decorator Centre in Huyton. The building is a large, single-story structure with light-colored corrugated metal siding and a blue roofline. A large blue roller door is prominent on the left side. To the right of the roller door is a smaller entrance with a glass door. Above the glass door is a large white sign that reads "Dulux DECORATOR CENTRE" with a colorful logo. To the left of the glass door is a smaller white sign that reads "Huyton". A yellow sign with "30% OFF" is displayed near the entrance. A "Hello" sign is visible on the right side of the entrance. A yellow sign with "£21.99" is visible on the left side of the building. The sky is blue with some clouds.



The properties benefit from being situated on a secured fenced site with on site security, ample servicing and generous parking areas, 3 phase power, gas and toilet facilities, some have partitioned offices.

## Site Plan





## Terms

The units are available on new flexible FRI Leases for a term of years to be agreed.

## Rent

On application.

## Service Charge

A service charge is levied for the cost of management and maintenance of the estate, including security.

## Rates

Interested parties should make their own enquiries of the Local Rating Authority - Knowsley Metropolitan Borough Council - 0151 443 4089.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the preparation and progression of documentation.

## VAT

All prices and rents are quoted exclusive of but subject to VAT.





## Contact

Strictly by appointment only with the Joint Agents:

Managed by:

**savills**  
0845 838 7627

Owned by:  **THE DERWENT GROUP**

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. March 2019.

RB&Co. Advertising 0161 833 0555 [www.richardbarber.co.uk](http://www.richardbarber.co.uk)





| UNIT | SIZE<br>(sq.ft) | RENT<br>(Per annum) | AVAILABILITY |
|------|-----------------|---------------------|--------------|
| 22   | 8,670           | £65,000             | Available    |
| 19C  | 8,610           | £47,355             | Available    |
|      |                 |                     |              |
|      |                 |                     |              |
|      |                 |                     |              |
|      |                 |                     |              |

**Occupiers will also be responsible for an estate charge,  
building insurance and Business Rates.  
All figures quoted are exclusive of VAT.**

