

to let

a range of industrial/trade units  
in various sizes

500 – 15,000 sq ft



interchange

wilson road, huyton

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





## 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 Express way. Wilson Road is currently home to a number of leading regional and national trade counter operators.

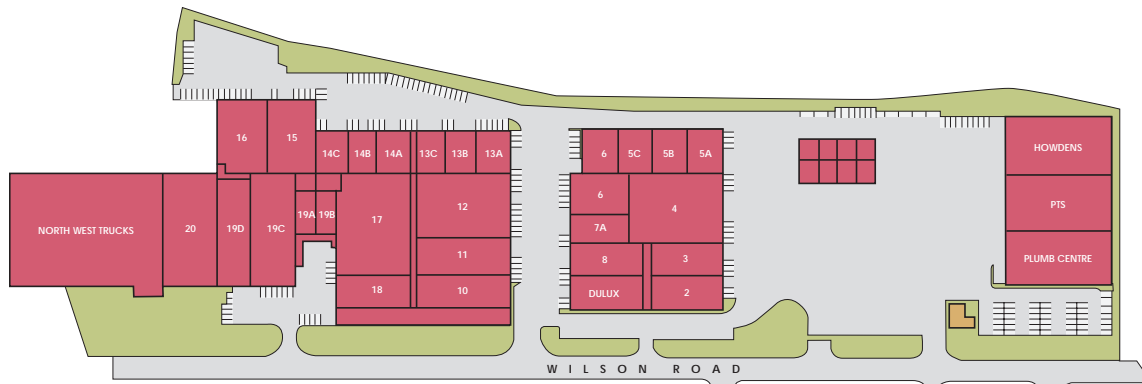


## description

Interchange offers a development of modern units situated fronting Wilson Road, the principal routeway for the area. The units are constructed of steel frame with brick outer skin and plastic coated cladded elevations.

The units have varying eaves height of between 4.6m (15') to 5.9m (19'5") with access via roller shutter doors.

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.



## accommodation

Units are available from 500 - 15,000 sq ft (46.5 - 1,904.5 sq m) - please call for current availability.

## terms

The units are available on a new flexible FRI Lease 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.

## 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.

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<b>UNIT</b>	<b>SIZE</b> (sq.ft)	<b>RENT</b> (Per annum)	<b>AVAILABILITY</b>
<b>1C</b>	<b>575</b>	<b>£4,000</b>	<b>Available January 2019</b>
<b>4</b>	<b>10,674</b>	<b>£26,685</b>	<b>Available</b>
<b>16</b>	<b>7,473</b>	<b>£19,000</b>	<b>Available January 2019</b>

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

