

**UNIT 2A STATION TRADE PARK,  
127 SEFTON STREET,  
LIVERPOOL, L8 5SN**

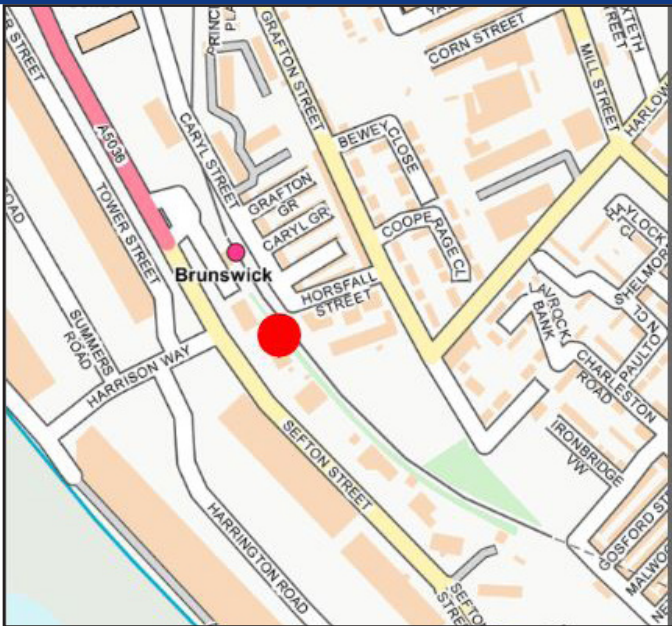


**TO LET**  
**MODERN INDUSTRIAL PREMISES IN**  
**POPULAR HIGH PROFILE LOCATION**  
**CLOSE TO LIVERPOOL CITY CENTRE**

**1,700 SQ.FT. (157.9 SQ.M.)**

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

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)



LOCATION

Station Trade Park is located on Sefton Street, approximately 1 mile to the south of Liverpool City Centre. The property occupies a prominent location fronting Sefton Street (A5036), one of the main arterial routes into the city centre. The property offers excellent communication links via the A5036. The area provides a mix of commercial, retail, leisure and residential uses. Public transport links are excellent with Brunswick Mersey Rail Station located adjacent to the property and a number of local bus routes servicing the area. Liverpool John Lennon Airport is located approximately 7 miles to the south.

DESCRIPTION

The property comprises a modern semi-detached light industrial unit of steel portal frame construction with brick and metal cladding and provides a production area, kitchen, offices and W.C.s on the ground floor with mezzanine storage above.

FLOOR AREAS

Measured on a gross internal area basis the property extends to:

Ground Floor	1,077 sq.ft.	100.1 sq.m.
Mezzanine	623 sq.ft.	57.8 sq.m.
Total	1,700 sq.ft.	157.9 sq.m.

The mezzanine can be removed if not required.

TERMS

The property is available by way of assignment with the lease due to expire in May 2024. The passing rent is £9,000 per annum.

SERVICE CHARGE

A nominal service charge would be applied to cover the cost of managing and maintaining the estate.

BUSINESS RATES

Occupiers will be responsible for the payment of business rates, if applicable.

VAT

All prices, outgoings and rentals are quoted free of, but may be liable to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

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.

Tel: 0151 227 3400  
Email: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Details Prepared July 2022  
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.