

Industrial

North West Unit 70 | Compass Industrial Park

📍 Speke, Liverpool, L24 1YA

North West Unit 70 | 948 sq ft

Modern unit coming soon on a popular industrial park

A modern and flexible space located on Compass Industrial Park, a prominent estate on the main thoroughfare to John Lennon Airport. This high quality unit is suitable for a variety of uses to include light industrial, manufacturing, trade counter, or simple clean storage space. This ideal starter unit benefits from dedicated parking as well as an abundance of shared parking for staff and customers, all within a secured estate with 24-hour CCTV recording.

Lease Type

New



✔ Unit Summary

- WC facilities
- 24 Hour Access
- Secure Estate
- Premier Industrial Location
- Car Parking
- Well Maintained Estate

£ Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|-------------------|---------------|
| Rent | £13,800.00 | £14.56 |
| Rates | £3,427.20 | £3.62 |
| Maintenance Charge | £1,900.00 | £2.00 |
| Insurance | £189.60 | £0.20 |
| Total Cost | £19,316.80 | £20.38 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0100492

+440 808 169 7554

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Location

Compass Industrial Park is situated within a convenient industrial location amongst Speke's other retail and business parks. The site sits 7 miles south of Liverpool City Centre and within walking distance from the Liverpool John Lennon Airport.



Road

This estate is situated within close proximity to the A561 and this provides access to Liverpool city centre, the Runcorn bridge and the M57, M62 and M56 motorways



Airport

Liverpool John Lennon Airport is located 1 mile away from the estate providing great access for the site



Rail

This estate is situated within close proximity to the A561 and this provides access to Liverpool city centre, the Runcorn bridge and the M57, M62 and M56 motorways

Additional Information

| | |
|----------------|--|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Strictly by prior appointment. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | C (51) |



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Key Contact



Hannah Webster

Customer Engagement Manager

"Hannah joined Industrials in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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