

Industrial

# 12 Castor Street | Larch Lea Industrial Estate

📍 Castor Street, Liverpool, L6 5AT

## 12 Castor Street | 2,093 sq ft

Highly accessible warehouse unit close Liverpool City Centre

Larch Lea Industrial Estate comprises 20 industrial units, spread across 4 terraces. The units are popular with traditional light manufacturing occupiers as well as trade counter operators who require close proximity to Liverpool City Centre. The units benefit from designated parking, ample circulation space.

Lease Type

New



### ✔ Unit Summary

- 24 Hour Access
- Premier Industrial Location
- LED Lighting
- Close to Transport
- Car Parking
- WC facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£19,300.00	£9.22
Rates	£3,931.20	£1.88
Maintenance Charge	£2,700.00	£1.29
Insurance	£418.60	£0.20
<b>Total Cost</b>	<b>£26,349.80</b>	<b>£12.59</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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/UIP0101743](http://unit.info/UIP0101743)

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## Location

Larch Lea Industrial Estate sits just off Belmont Road and is approximately three miles north east of Liverpool City Centre, close to the Anfield Stadium



### Road

The A5089 is immediately adjacent to the site which links to the A5049 and then the M62.



### Airport

Liverpool John Lennon Airport is situated approximately 9 miles south of the estate and is within a 25 minute drive time.



### Rail

The A5089 is immediately adjacent to the site which links to the A5049 and then the M62.

## 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 (70)



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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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