



**UNIT 36 WELLINGTON EMPLOYMENT PARK
DUNES WAY, LIVERPOOL, L5 9RJ**

3,974 sq ft / 369 m²

- Highly specified modern industrial warehouse
- Constructed in 2008
- Steel portal frame construction
- 7m eaves
- Secure gated shared loading yard
- Includes mezzanine areas of c.866 sq ft

LOCATION

Wellington Employment Park South is a high-quality modern development situated approximately 2 miles north of Liverpool City Centre.

The estate forms part of a well-established commercial and industrial area.

Sits within 1 mile of A59 providing connections to North Liverpool and the Mersey Tunnels to Wirral and Cheshire.

Sandhills Merseyrail Station within 500 metres providing connections to Liverpool Central and wider national rail system.

DESCRIPTION

The property comprises a end of terrace trade counter/ industrial unit within Wellington Employment Park

- Steel Portal frame construction
- Part brick part profile metal clad elevations
- 7 metre eaves
- 1no. level access loading doors
- Ground floor pod office
- Potential to retain existing mezzanine

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQM)
WAREHOUSE	3174	294.87
OFFICE	800	74.32
TOTAL	3,974	369.20



TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

BUSINESS RATES

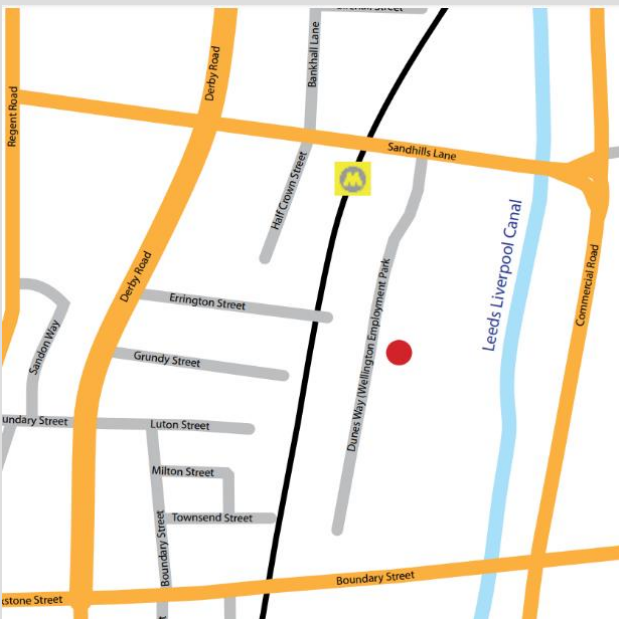
Interested parties should make their own enquiries to the local authority.

ENERGY PERFORMANCE CERTIFICATE

Available upon request

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

VIEWINGS

For further information please contact the sole agent:-

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