

FOR SALE

INDUSTRIAL

ON THE INSTRUCTIONS OF B W JOHNSON & D L BIRNE OF FISHER PARTNERS,
ACTING AS JOINT LPA RECEIVERS OF NEW ERA CERAMICS LTD



WAREHOUSE, OFFICES AND REAR YARD

**11B WILSON ROAD, HUYTON BUSINESS PARK,
LIVERPOOL, L36 6AF**

**698.47SM (7,518 SQ FT)
0.13 HECTARES (0.32 ACRES)**

- ESTABLISHED INDUSTRIAL / TRADE LOCATION
- CLOSE TO J6 M62 / J1 M57
- FREEHOLD

**Edward
Symmons**

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LOCATION

The property lies on Wilson Road, the main estate road within Huyton Business Park, approximately 6 miles east of Liverpool City Centre.

Huyton Business Park adjoins Junction 6 of the M62 and Junction 1 of the M57 and has excellent access ability to the regional motorway network.

Major adjoining occupiers including Halewood International, John Mason, Textiles Direct, Screwfix and Tarvis Perkins.

DESCRIPTION

A mid terrace unit comprising ground floor warehouse and first floor offices and benefiting from a rear yard. Internally, the property has been most recently used as a bathroom workshop and tile showroom and is partitioned between these two uses.

It is of steel frame construction with brick elevations under a steel roof truss clad with profile metal cladding. The warehouse and showroom benefit from concrete floors and are lit via suspended sodium lamps. A steel roller shutter door provides access to the workshop with a clear height of 4.0 metres and a width of 3.8 metres.

The first floor offices are finished with suspended acoustic ceiling tiles, painted plaster walls and carpeted floors. They are lit by recessed fluorescent strip lighting, heated via wall mounted radiators and benefit from UPVC double glazed windows.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice the property has the following Gross Internal Area (GIA):

Warehouse	583.52 sq m	(6,281 sq ft)
Offices	114.95 sq m	(1,237 sq ft)
TOTAL	698.47 sq m	(7,518 sq ft)

We have calculated a site area of 0.13 hectares (0.32 acres).

PLANNING

The property is on the established Huyton Business Park and further information can be obtained from Knowsley Council on 0151 489 6000.

BUSINESS RATES

The property is entered on the 2005 Rating List as follows:

Warehouse & Premises
RV £17,500

The Uniform Business Rate for 2009/10 is £0.485.

TENURE

We understand the property is held freehold.

TERMS

Offers are invited for the freehold interest. Price on application.

COSTS

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

VAT

All prices are quoted exclusive of but maybe liable to VAT at the prevailing rate.

FURTHER INFORMATION

For further information or to view please contact Robert Diggle or Paul Parker:

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