



**UNIT 12 GLACIER BUILDINGS, HARRINGTON ROAD,  
LIVERPOOL, L3 4BH**

OFFICE / WAREHOUSE TO LET  
12,338 SQ FT (1,146.24 SQ M)



# Summary

## To Let - Warehouse and Offices

Available Size	12,338 sq ft
Rent	£78,313 per annum
Rates Payable	£2.19 per sq ft
Rateable Value	£48,750
EPC Rating	C

- Close to Liverpool City Centre and Brunswick Merseyrail Station
- Assignment or sub-let from existing lease due to expire on 29 July 2028 (approx. 3 years 5 months unexpired)
- Rent passing £78,313 per annum exclusive of VAT
- 1 x roller shutter door
- Eaves 5.35 m to apex of 10.80 m



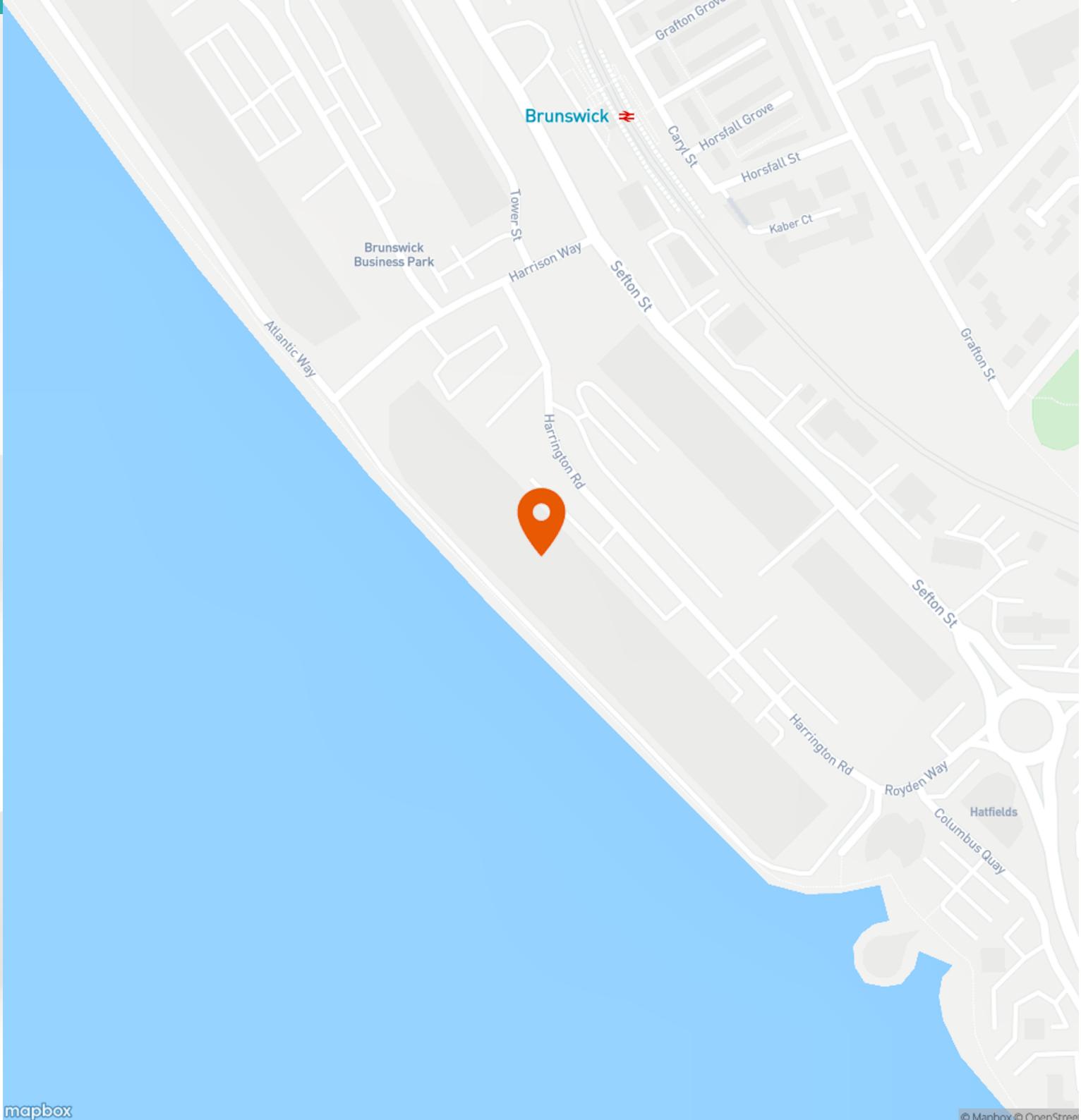
# Location



**Unit 12 Glacier Buildings  
Harrington Road, Brunswick  
Business Park, Liverpool, L3  
4BH**

Glacier Buildings are located at Brunswick Dock accessed off Sefton Street (A5038). Sefton Street comprises one of the main arterial routes north into Liverpool City Centre approximately one mile to the north. There is a mixture of leisure, residential uses to include showrooms fronting Sefton Street.

Brunswick Merseyrail station is located opposite the business park and local bus routes serve the area.



# Further Details

## Description

The property comprises a two bay warehouse of steel construction with profile metal clad roof and incorporating a two storey office/amenity block. Additional single storey offices have been built within the warehouse.

### Warehouse

- Eaves 5.35 m to apex of 10.80 m
- 15% translucent roof lights
- Lit via sodium bulbs
- Solid floor
- Unheated
- 1 x roller shutter door

### Two Storey Offices

- Painted ceiling walls
- Suspended floor with carpet tiles
- Fluorescent strip lighting and electric wall mounted heaters
- Sub-divided currently offering open plan office at first floor level with office canteen/kitchen and toilets at ground floor

This single storey offices in the warehouse are of similar specification.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	6,419	596.34	Available
Ground - Floor Offices	3,508	325.90	Available
1st - Floor Offices	2,411	223.99	Available
<b>Total</b>	<b>12,338</b>	<b>1,146.23</b>	

## Terms

The property is held by way of a 5 year lease from and including the 30 July 2023, therefore, due to expire on 29 July 2028. There is therefore approximately 3 years and 5 months unexpired. The rent passing equates to £78,313 per annum exclusive of VAT. Available by way of an assignment of the leasehold outlined above or by way of a sub-lease on terms to be agreed.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

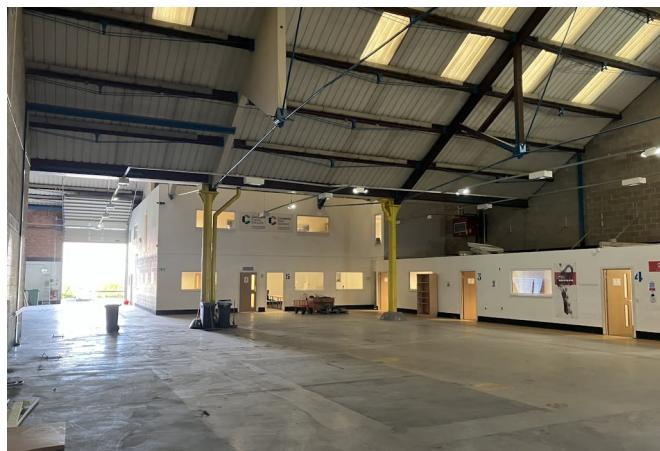
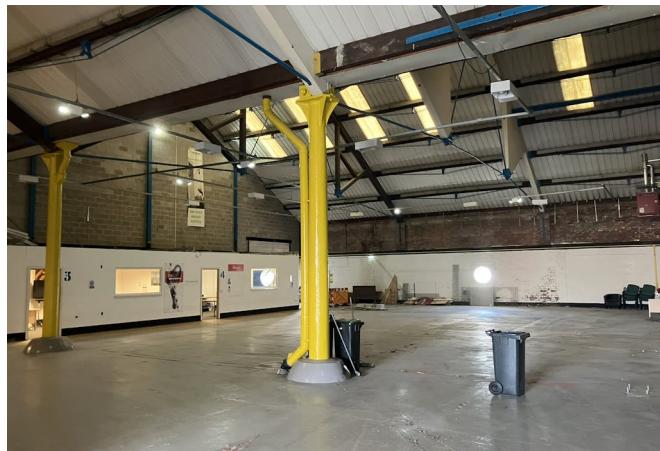
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Service Charge

An annual service charge is payable.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



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