

AVAILABLE
FROM LATE 2024

Wilson Road, Huyton, L36 6JG

TO LET
NEW BUILD INDUSTRIAL UNITS
FROM 1,238 – 25,000 SQ FT
(115 - 2,323 SQ M)

Huyton
TRADE PARK

- Modern clear span industrial units with allocated parking
- Suitable for a variety of uses under B1, B2 & B8
- Excellent established industrial and logistics location just off the M57 & M62 motorway network

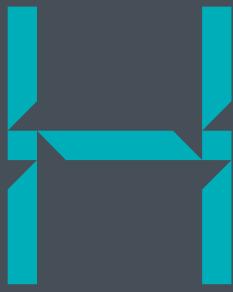


A development by:

D THE
DERWENT
GROUP

on behalf of

AG
THE ALBERT GUBAY
CHARITABLE FOUNDATION



Huyton TRADE PARK

Wilson Road, Huyton L36 6JG



Description

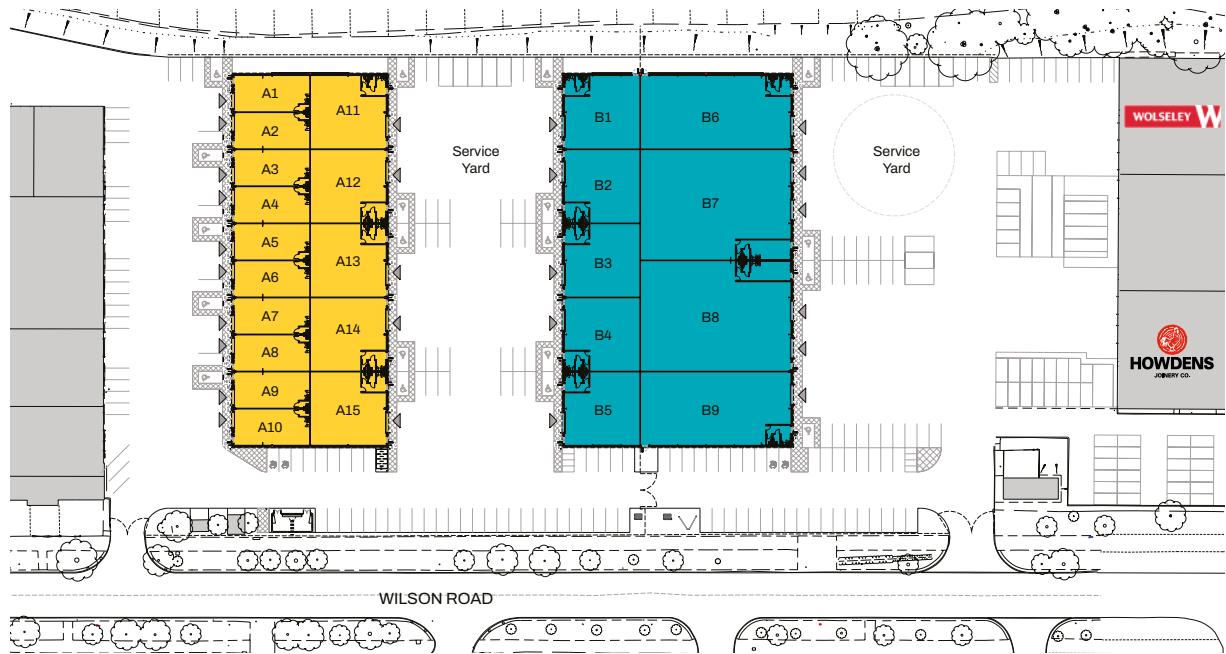
Huyton Trade Park is well established with over 40 industrial units and these new build units will be constructed of steel frame with brick outer skin and plastic-coated cladded elevations. The units will be available from 1,240 sq ft upwards and are capable of supporting mezzanines.

Potential to combine units to provide larger options

Specification

-  Electrically operated insulated level access doors
-  High quality warehouse specification with associated W/C and kitchenette facilities
-  6m eaves height
-  Ability to install mezzanine to some units
-  Allocated parking
-  Ability to install EV charges to each unit
-  Floor loading 37.5kn/sq m





Accommodation

UNIT	TOTAL (SQ FT)
A1	1,238
A2	1,238
A3	1,238
A4	1,238
A5	1,238
A6	1,238
A7	1,238
A8	1,238
A9	1,238
A10	1,238
A11	2,525
A12	2,525
A13	2,525
A14	2,525
A15	2,525
B1	2,500
B2	2,500
B3	2,500
B4	2,500
B5	2,500
B6	5,000
B7	7,500
B8	7,500
B9	5,000
Total	62,505

Services

The units will benefit from a 3-phase electric supply, water and drainage. Telephone and lightstream internet services are available subject to contracts with the suppliers.

Service Charge

A service charge will be levied against occupiers for repairs and ongoing maintenance of common estate areas.

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

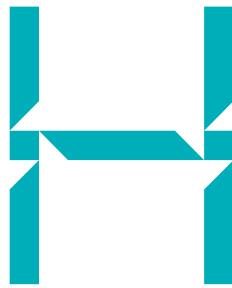
Further details and quoting rents are available from the agents on application.

Legal Costs

Each party to bear their own legal costs.

VAT

All prices are exclusive of but will be subject to VAT at the appropriate rate.



Huyton TRADE PARK

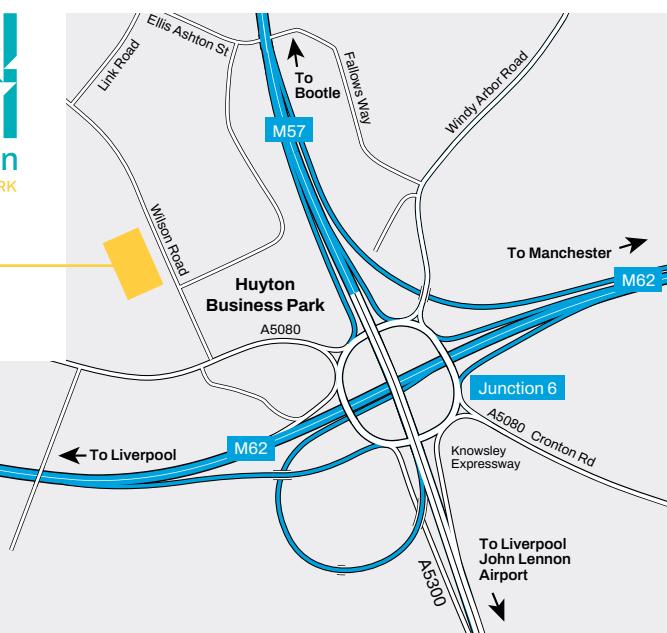
Wilson Road, Huyton L36 6JG



Location

Huyton Trade Park is situated in a high-profile position fronting Wilson Road, the principal routeway for the area, on the outskirts of Liverpool and close to the M57 (J1) and M62 (J6) interchange. Wilson Road is currently home to a number of leading regional and national trade counter operators.

The property provides excellent access to transport routes through north Merseyside and Lancashire via the two motorways and via the Knowsley Expressway.



Contact

Avison Young

Remi Smith

T 0151 471 6719

M 07908 794 551

E remi.smith@avisonyoung.com

A development by:



Hitchcock Wright

Nick Harrop

T 0151 227 3400

M 07887 951 043

E nickharrop@hwandp.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2024. RB&Co. 0161 833 0555 www.richardbarber.co.uk