Two new build employment units
TO LET/FOR SALE – 2,200sqft to 6,650sqft

Upon the instructions
of A&F Forecourts LTD



Artists Impression – Identification Purposes Only

Lamb & Swift
Commercial Property

- Adjacent to new Aldi food store, new Tim Hortons (to be constructed) and EV charging hub
- Completion due November 2024
- Available combined or individually let
- New leases
- Contractors' warranties provided

Speke Hall Road
Liverpool, L24 9HQ



The two new employment units sit at the junction of Speke Boulevard and Speke Hall Road on a new development anchored by Aldi Stores Ltd.

It benefits from excellent access onto Speke Hall Road via two entrances and one egress point.

According to the 2021 census, the Speke - Graston Ward has a population of 21,403 persons.

The subject site occupies an extremley prominent position off Speke Hall Road, one of the main arterial routes to and from Speke to Liverpool City Centre. Liverpool City Centre is just under 8 miles to the North and Warrington 12 miles to the East.

Speke Hall Road
Liverpool, L24 9HQ

DESCRIPTION

Both units include the following specification:

- Steel portal frame
- Up and over roller shutter doors
- Eaves height of 8m
- WCs and kitchen
- Concrete slab floor
- Offices ground and first floor
- 21 shared parkingspaces on site

ACCOMMODATION

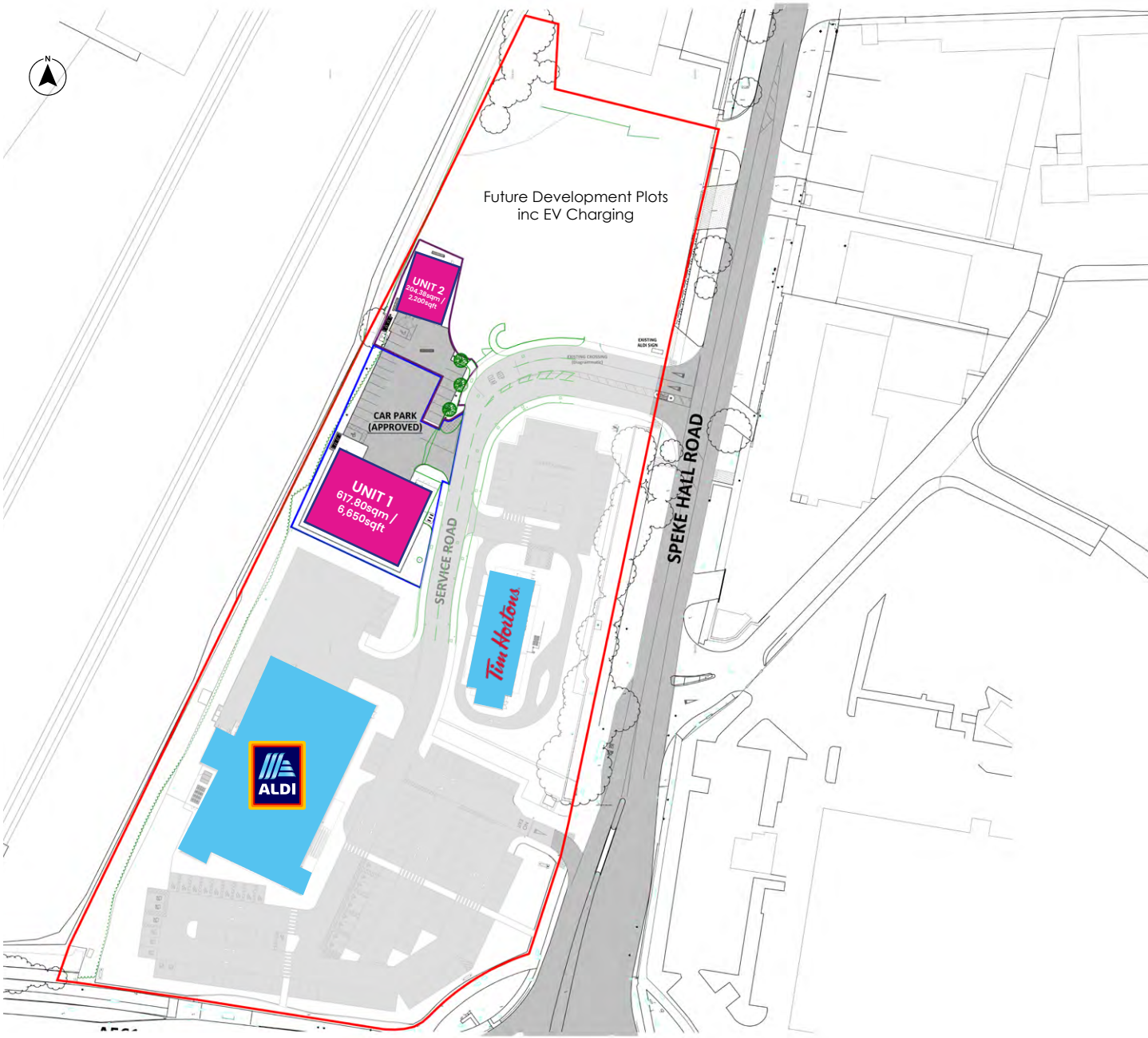
In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following

Description	SQ M	SQ FT
Unit 1	617.80	6,650
Unit 2	204.38	2,200
Total	**822.18**	**8,850**

SERVICES

All mains' services except gas will be available in the units which will benefit from:

- 3 phase electric supply
- Water
- WC's and drainage



Not To Scale – For Identification Purposes Only

Speke Hall Road
Liverpool, L24 9HQ



Photograph April 2024



Not To Scale – For Identification Purposes Only

LEASE TERMS & RENTAL

Available by way of new Full Repairing & Insuring Leases for a minimum period of 10 years and subject to a rent review at the end of year 5.

To Let

Unit 1: £83,125 per annum.
Unit 2: £27,500 per annum.

For Sale

Unit 1: £1,050,000
Unit 2: £375,000

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

The business rates are to be assessed by the Valuation Office Agency and applicants should make their own enquires.
The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

A valid EPC Certificate will be available on completion of the units.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

The site and units can be viewed externally in daylight hours

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Commercial Property

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Details prepared July 2023. **Produced by Vector Design Concepts 01924 332 056.**

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