



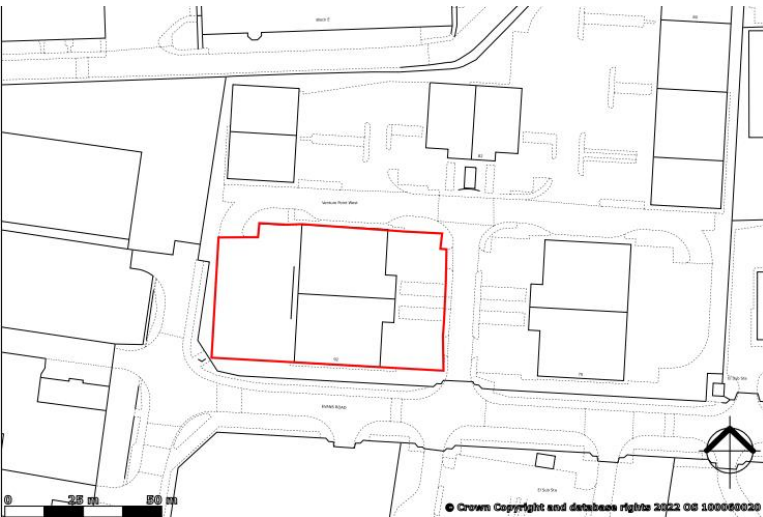
## TO LET BY WAY OF ASSIGNMENT

Trade Counter/Industrial Premises Incorporating Offices and a Rear Yard  
**Units 90/92 Venture Point, Speke L24 9PB**

- 14,328 sq ft (1331.1 sq m)
- Extensive rear yard 1,089 sq. yards (911 sq m)
- 2 Storey Trade Counter and Offices
- Generous on-site car parking
- Excellent communication links







## Location

Venture Point is located approximately 10 miles south of Liverpool city centre, being just off the A561 Speke Boulevard and ideally located for access to A5300 Knowsley Expressway, leading to the M57, M62. The Mersey Gateway Bridge is approximately 3 miles away which leads to the M56, Wirral and Cheshire.

Liverpool South Park Way railway station is a key transport interchange with links to Birmingham and London Euston, whilst Liverpool John Lennon Airport is within a mile of the property.

## Description

A high quality modern warehouse/workshop incorporating offices on two floors and benefitting from ample car parking and a dedicated rear yard.

Vehicular access to the property is via 2 up and over roller shutter doors. The unit has an eaves height of 6.75 m approx.

2 storey offices incorporating a trade counter area are situated to the front of the property.

Additional mezzanine storage is currently provided extending to approx. 3400 sq. ft.

## Services

All mains' services are connected to the property including 3 phase power supply. The workshop area is heated by winter warm gas blowers, whilst the offices are served via a domestic gas fired central heating supply.

## Areas

From measurements taken on site we calculate the property comprises the following gross internal areas:

| Description                      | Sq Ft         | Sq M           |
|----------------------------------|---------------|----------------|
| Ground Floor Warehouse & Offices | 12,949        | 1,203          |
| First Floor Offices              | 1,379         | 128.1          |
| <b>TOTAL</b>                     | <b>14,328</b> | <b>1,331.1</b> |

Currently the unit benefits from a substantial mezzanine area which extends to approximately 3,400 sq ft.

The rear yard extends to approximately 1,089 sq yards or 911 sq m.

## Tenure

The property is currently held by our client on the residue of a full repairing and insuring lease for a term expiring 23 January 2026

## Terms

The accommodation is available to let by way of an assignment of the existing lease, on terms to be agreed. Full details on rent and all other outgoing on application.

## EPC

Band C.

## Rates

Description: warehouse and premises

Rateable Value April 23/24 Valuation: £79,500







## Legal costs

Each party to be responsible for its own legal costs.

## VAT

We understand that the premises are registered to VAT and all prices, outgoing and rentals will be subject to VAT at the prevailing rate.

## Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on [https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented.

## Anti-Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## VIEWING

Strictly through the agent:

Mark Coulthurst

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