

TO LET



Unit 2C, Harbord Industrial Estate
Edge Hill, Liverpool L7 6GA



2,075 sq ft

Area



£21,000 p/a

Rent



£8,800

Rates - RV

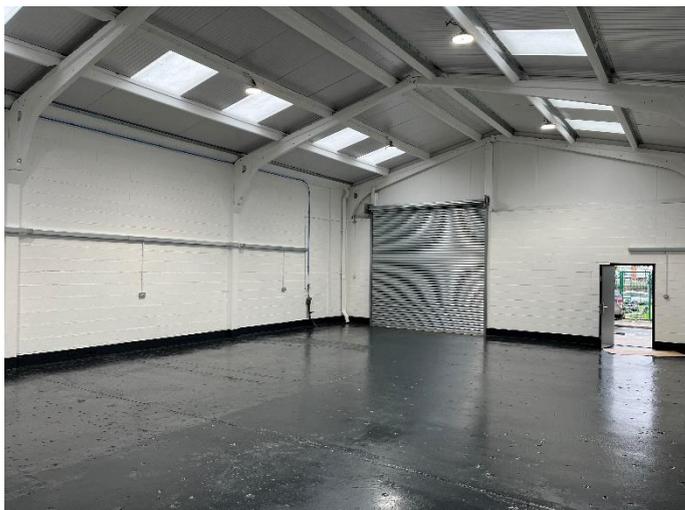


E Rating

EPC

- Recently refurbished
- Warehouse/trade unit with office accommodation
- Customer car park
- Close proximity to Liverpool City Centre
- Additional mezzanine space





Description

Harbord Industrial Estate is a well-established trading estate located within the Edge Hill area of Liverpool.

Unit 2C has been recently refurbished to a high standard. The unit has an eaves height of 4.5m, and 5.6m to the highest point.

There is a brand-new electrically operated roller shutter door with secure steel barriers. The unit contains ancillary office accommodation, along with additional mezzanine storage space.

There is ample customer car parking available on-site.

The unit has 3-phase power supply as well as WC's.

Area

Warehouse:	1,832 sq ft (173.91 sq m)
Office:	241 sq ft (22.39 sq m)
Mezzanine:	411 sq ft (381.82 sq m)

Services

All main services are connected with the exception of gas.

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£21,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £8,800

Interested parties are advised to make their own enquiries with the Local Authority.

Service Charge & Insurance

Service Charge:	£880.50 pa
Insurance:	£755.78 pa

EPC

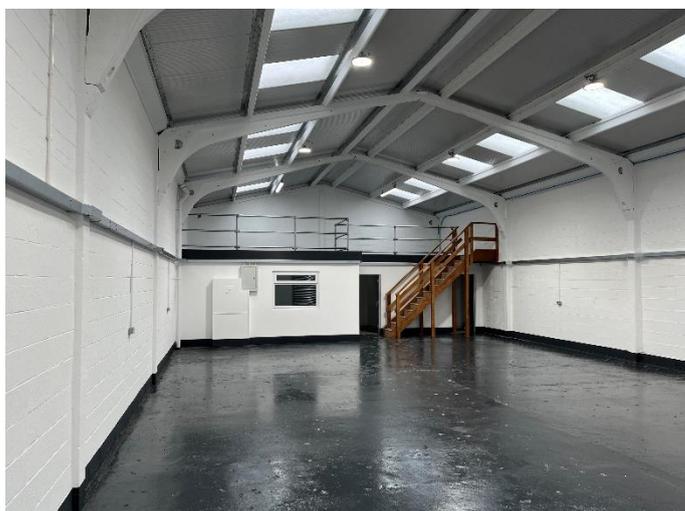
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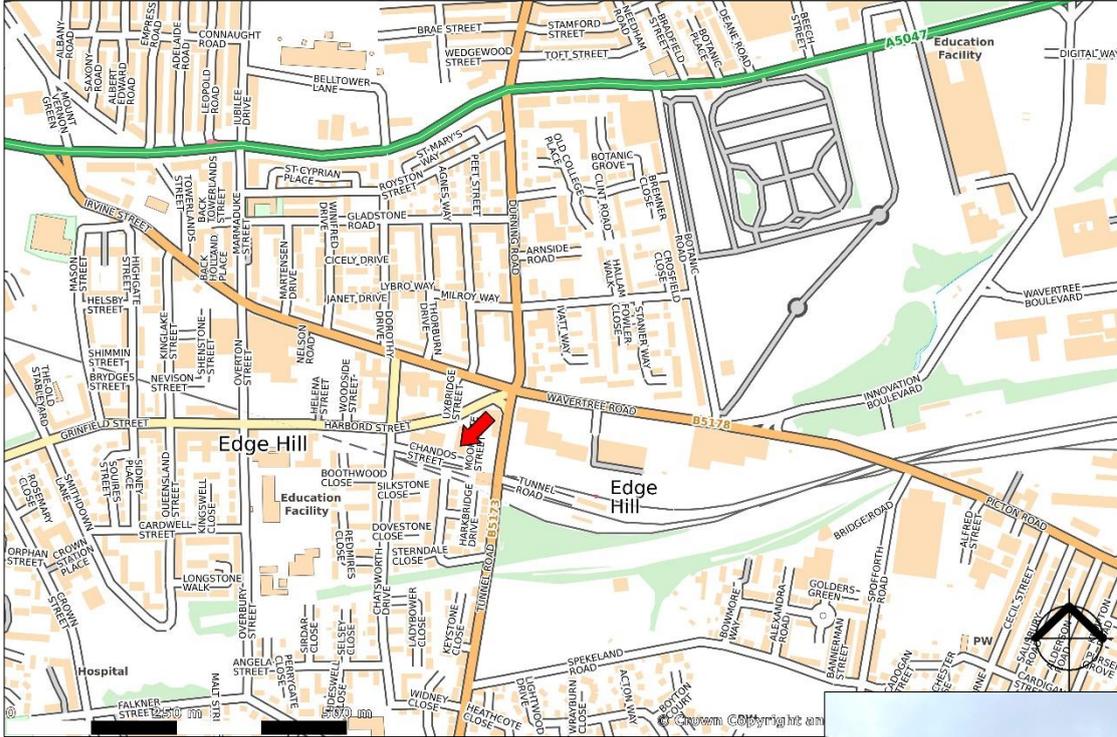
VAT

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

Legal costs

Each party to be responsible for their own legal costs.





For further information please contact:



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[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.

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

[Anti 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.

[Disclaimer](#)

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