

TO LET



21 Sinclair Way, Prescot L34 1QL

Two storey light industrial property containing modern office accommodation and warehouse



1,423 sq ft

Total Area



£12.00 psf

Rent



£6,600

Rates - RV



C-73

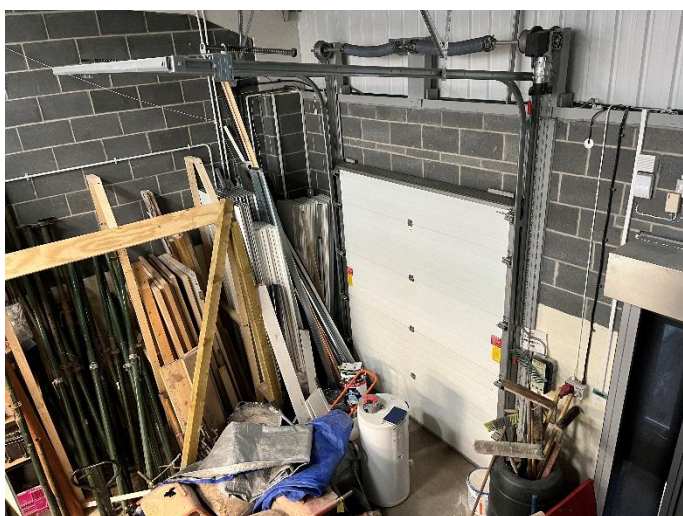
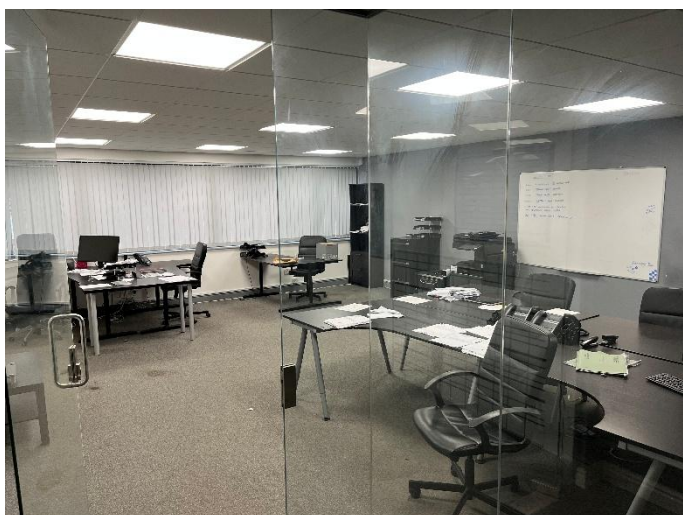
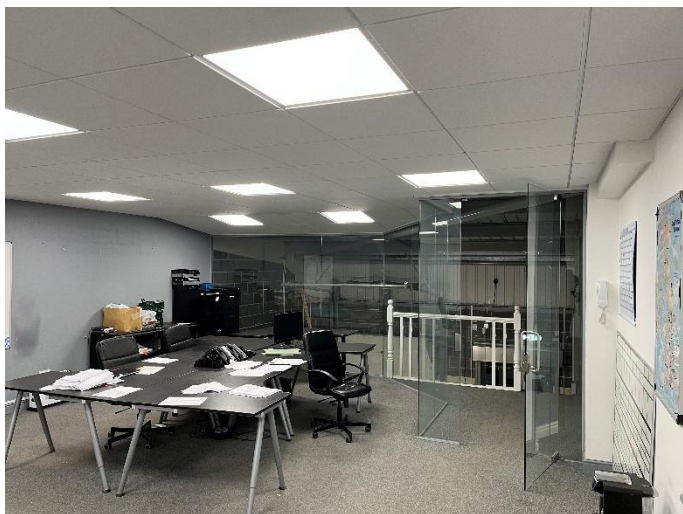
EPC

- Modern accommodation constructed in 2007
- Well established office and business park
- Proximity to M57 and M62 motorways
- Electric roller shutter doors
- Mezzanine office with floor to ceiling glass partitions

LOCATION

The property is located within Prescot Office & Business Park on Sinclair Way, a mix of office and light industrial properties constructed in the late 2000's. It is a short distance from Junction 2 of the M57 and Junction 6 of the M62 respectively.

There are many nearby amenities in Cables Retail Park containing occupiers such as Tesco, M&S, TK Maxx and McDonald's.



Description

The property consists of a two-storey end of terrace light industrial building of steel frame construction with brick cladding. The property contains industrial warehouse space on the ground floor with additional office space on a mezzanine.

The ground floor accommodation is split into warehouse space, kitchen, small office, a further two storage rooms and an accessible WC. The property can be accessed via a passenger door and an electric roller shutter door.

The property has benefit of 3 car parking spaces, with an overspill car park located to the right of the property.

Area

Area – GIA	SQ M	SQ FT
Ground Floor	76.52	823
First Floor	55.70	600
TOTAL	132.22	1,423

Terms

The property is available by way of a new lease on terms to be agreed.

Rent

£12.00 per square foot, exclusive of Rates, Service Charge, VAT and any other outgoings.

Rates

Rateable Value April 2023 Valuation to present: £6,600

The property's rateable value is below the £12,000 Small Business Rates Relief threshold. It is the incoming tenant's responsibility to make their own enquiries with the Local Authority.

EPC

C-73 – Valid until September 2033.

Services

All mains services apart from gas, including 3-phase electricity supply.

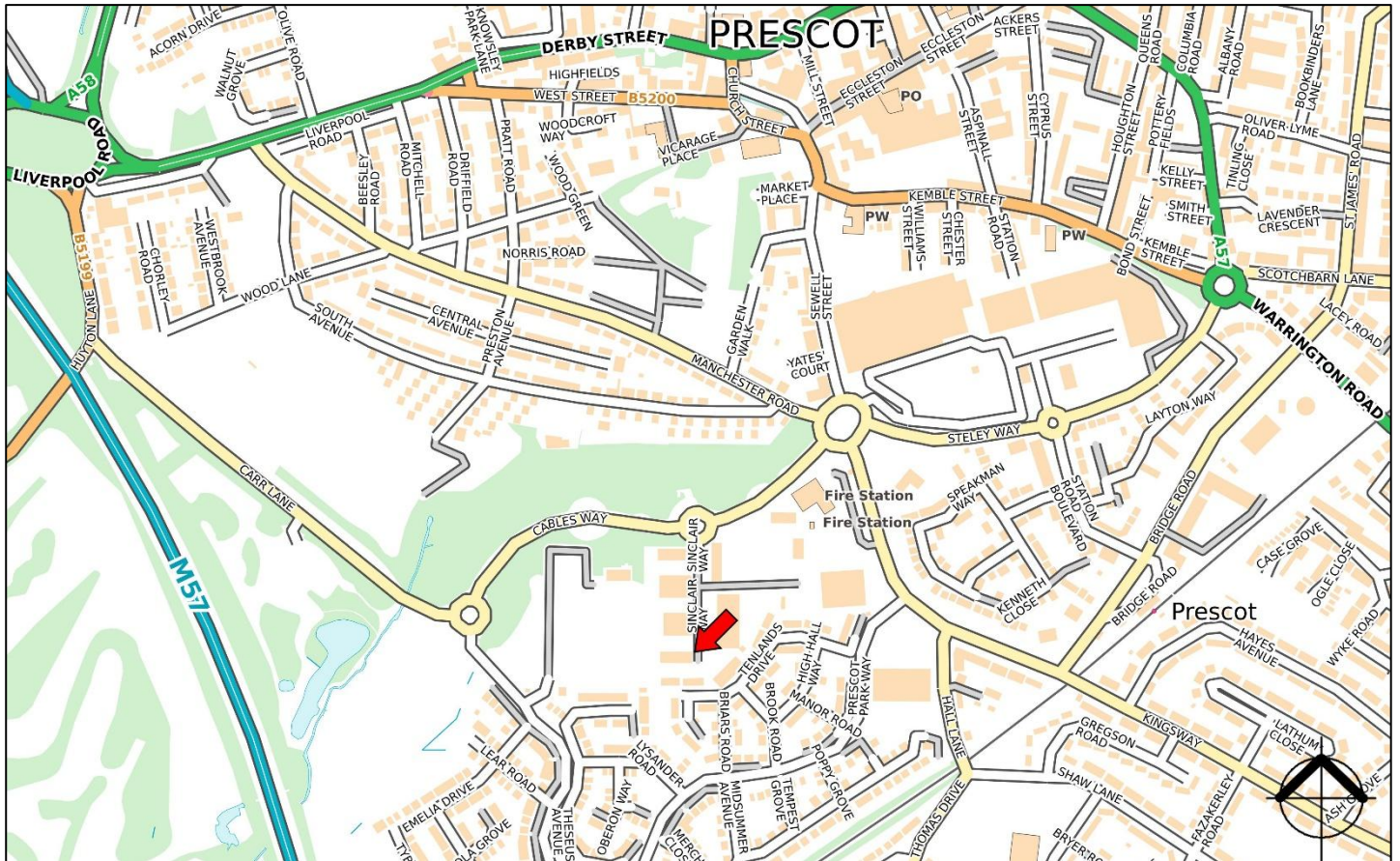
Legal costs

Each party to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.

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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

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. February 2025



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