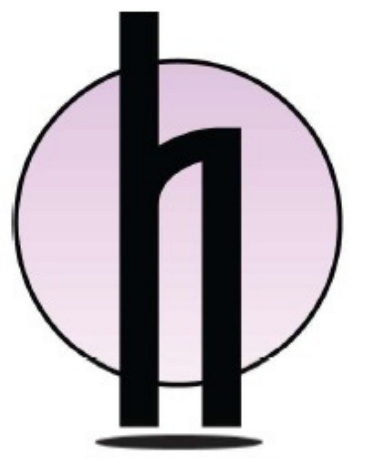


# PHOENIX BUSINESS PARK



HAMILTON HEATH  
ESTATES LTD

TO LET: UNIT 5A

3500 SQ FT

Rent : £10 p.s.f

## Key Features

- ✓ Warehouses with bathrooms & kitchens
- ✓ Parking and open spaces in front of units
- ✓ Electric roller shutters
- ✓ 3 phase electrics
- ✓ Remote monitored CCTV
- ✓ Coded gate access (24hr access if required)
- ✓ Flexible terms and incentives available



EXCELLENT LOCATION



WELL MAINTAINED

PHOENIX BUSINESS PARK  
GOODLASS ROAD, SPEKE  
LIVERPOOL  
L24 9HL

Contact us  
0161 761 0022

07860640095

[info@hamiltonheath.com](mailto:info@hamiltonheath.com)



# Location

The business park is situated in an excellent location with the A561 dual carriageway providing the main arterial route into South Liverpool with easy access to Junction 6 of the M62. The property is serviced well by public transport with a number of bus routes close by providing access to the city centre as well as surrounding residential areas.

## DRIVE TIMES

Liverpool South Parkway: 2 MiLES  
Liverpool Airport : 1.4 MiLES  
Hunts Cross Station : 1 MILE  
M62 JCT 4 : 5 MiLES  
M62 JCT 6 : 6.3 MiLES

## Description

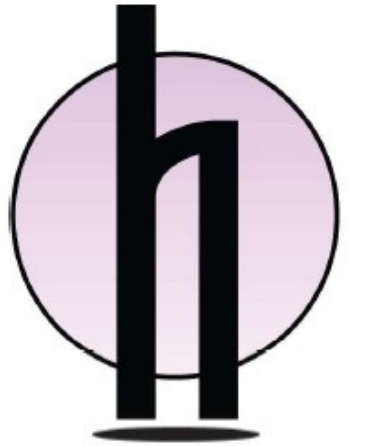
Discover premium, multi-use spaces at Phoenix Business Centre, designed to adapt to your business needs. Each modern unit benefits from an electric roller shutter and separate door entrance, as well as essential amenities including a WC and Kitchen. The units feature durable concrete floor finishes and are located within a secure and well maintained business park. With high occupancy levels , unit 5a wil not be on the market for long, a viewing is strongly recommended to appreciate the full potential of these units.



**PHOENIX BUSINESS PARK**  
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# PHOENIX BUSINESS CENTRE

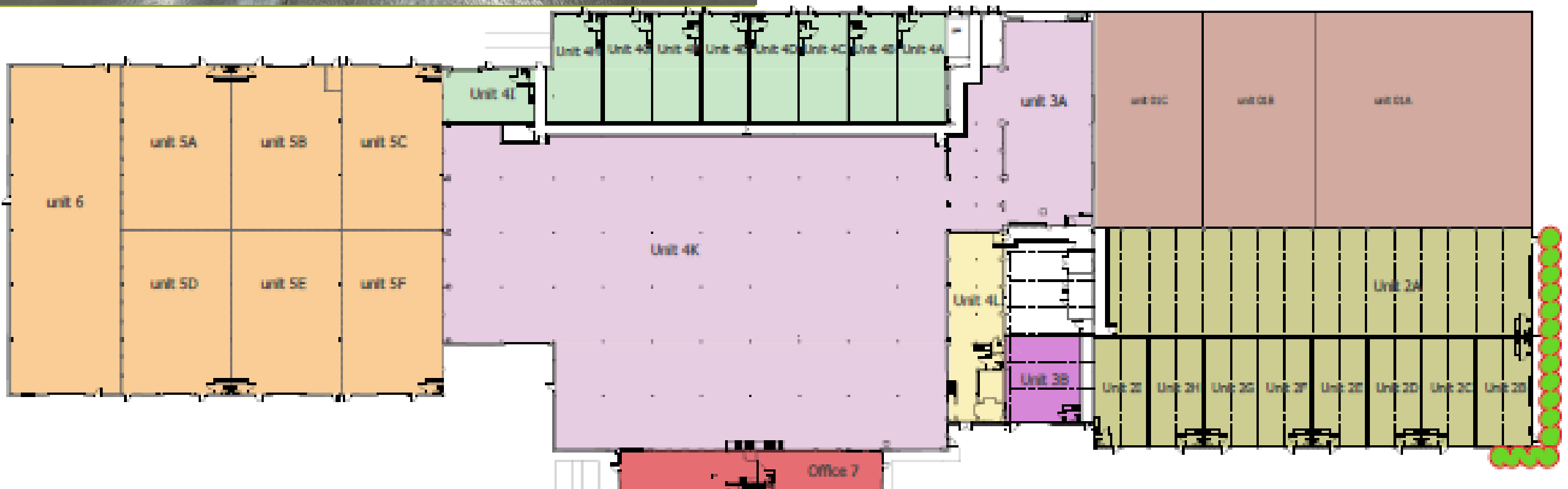


HAMILTON HEATH  
ESTATES LTD

## Key Details

- ✓ RENT £35000per annum
- ✓ SERVICE CHARGE : £3,290.04 PA\*
- ✓ BUILDING INSURANCE : FROM £1995 PA\*
- ✓ UTILITIES SUB METERED AND INVOICED MONTHLY
- ✓ BUSINESS RATES PAYABLE TO LIVERPOOL CITY COUNCIL (if applicable)
- ✓ WATER RATES PAYABLE TO WATER PLUS

\* figures are variable



Legal Costs : Each party to be responsible for their own legal costs involved in the transaction

VAT is applicable at the prevailing rate.

Disclaimer: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given without responsibility. 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 item.

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