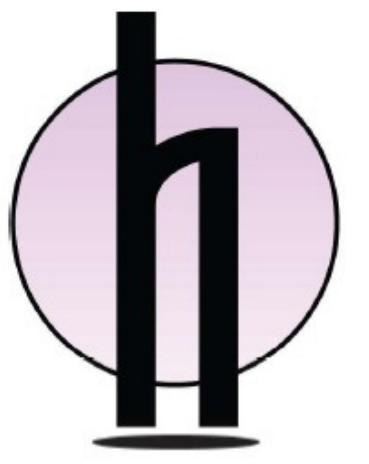


PHOENIX BUSINESS PARK



HAMILTON HEATH
ESTATES LTD

TO LET: UNIT 6

7554 SQ FT

Rent : £8 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



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 6 will not be on the market for long, a viewing is strongly recommended to appreciate the full potential of these units.

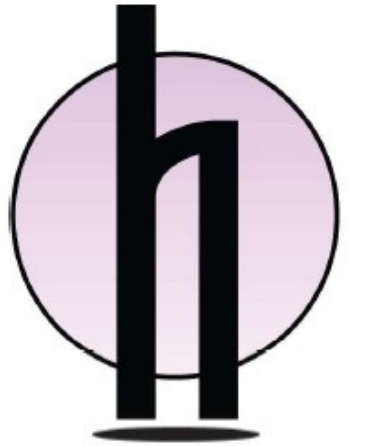


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PHOENIX BUSINESS CENTRE



HAMILTON HEATH
ESTATES LTD

Key Details

- ✓ RENT £60,432 per annum
- ✓ SERVICE CHARGE : £7,100.76 PA*
- ✓ BUILDING INSURANCE : FROM £4,305.78 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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