



Unit 18

KING EDWARD TRIANGLE
LIVERPOOL, L3 7HJ

6,768 sq ft (628.7 sq m)

**To Let: Industrial /
Trade Counter Unit**



LOCATION

Unit 18 is located on King Edward Triangle on the northern fringe of Liverpool City Centre, with excellent links on to Great Howard Street (A565), one of the main arterial routes towards Port of Liverpool and North Liverpool. The unit is also in close proximity to the Queensway/Kingsway tunnels which provide access to Wirral, Chester and North Wales via M53.

PROPERTY DESCRIPTION

The property is of steel portal frame construction with part brickwork and profile clad elevations under a similar roof incorporating translucent panels. The warehouse area is serviced by 1 No. roller shutter door and provides good quality clear span warehouse accommodation. The warehouse benefits from gas fired warm air blowers and additional lighting provided via a number of fluorescent strip light units.

The office accommodation is interlinked with the warehouse and provides good quality accommodation benefiting from carpeting throughout, category II lighting and electric wall heaters in addition to air conditioning units. Access to the offices is provided via a personnel entrance.

Externally, the premises benefit from a number of car parking spaces.

ABOUT LIVERPOOL WATERS

The Liverpool Waters vision involves regenerating a 60 hectare historic dockland site to create a world-class, high-quality, mixed use waterfront quarter in central Liverpool. The scheme, an investment by Peel exceeding £5.5 billion comprising over 1.3 million square metres of mixed use floor space, will create a unique sense of place, taking advantage of the sites' cultural heritage and integrating it with exciting and sustainable new development.



SAT NAV: L3 7HJ



Internal images are of a recent refurbishment of Unit 16, King Edward Triangle for illustrative purposes.

ACCOMMODATION

From measurements taken on site, we would advise that the premises extend to approximately: 6,768 sq ft (628.7 sq m) or thereabouts.

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

ENERGY PERFORMANCE CERTIFICATION

An Energy Performance Certificate is in the course of preparation.

RATES

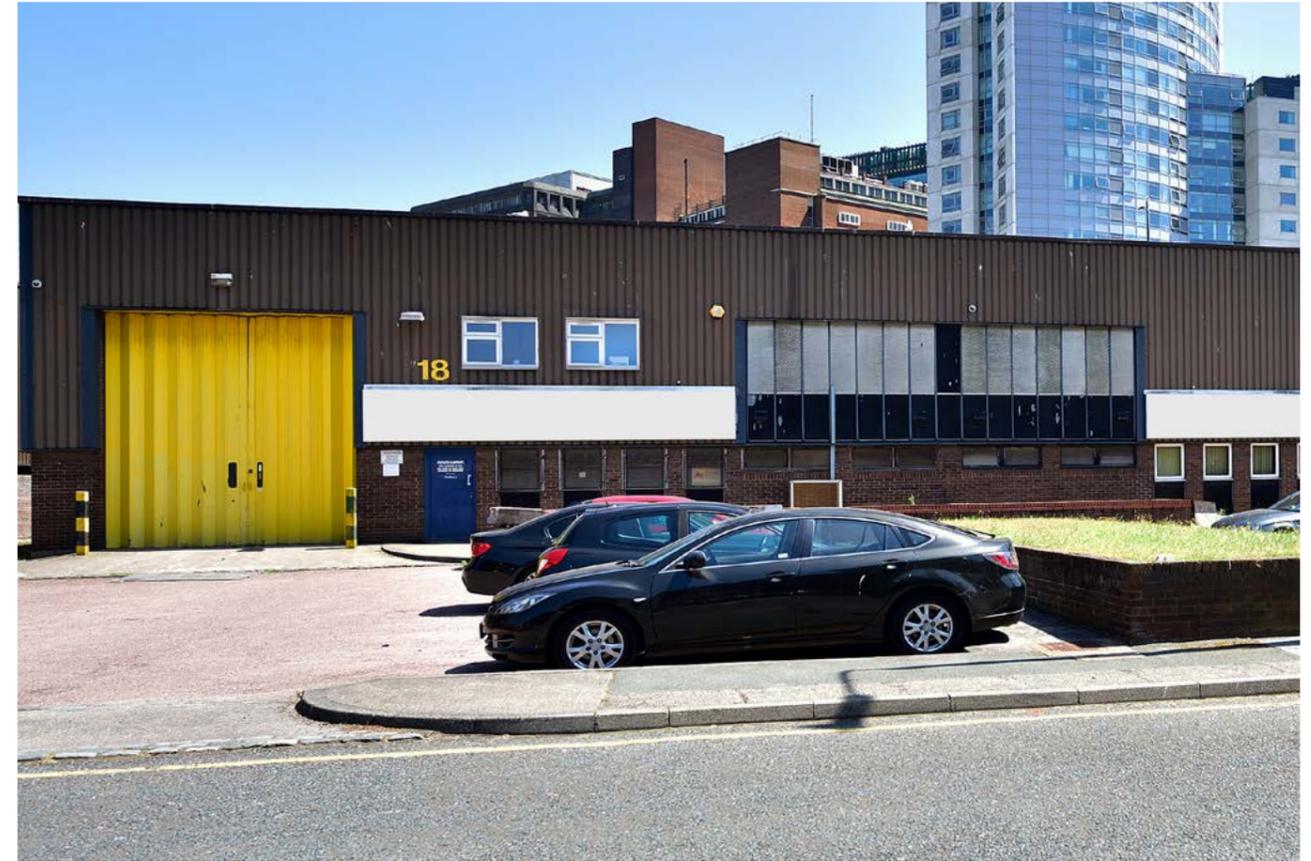
We would advise any interested party to make contact with the local Rating Authority to confirm these figures.

VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs in preparation of legal documentation.







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