



TO LET

10 Regent Road,
Liverpool, L3 7DS

- ALL INCLUSIVE RENT
- Desirable Location within Ten Streets
- Suitable For A Number Of Uses, Subject To Planning
- Close Proximity to the City Centre
- Total Approx. NIA: 88.26 sq.m (950 sq.ft)

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Location

The subject property is located on Regent Road situated approximately 1.5 miles to the northwest of Liverpool City Centre, making the location well-connected to the city's central business district, retail areas, and the iconic waterfront. The property is situated in the heart of the Ten Streets Regeneration area, one of Liverpool's most ambitious urban renewal projects. Cotton Street, a nearby key thoroughfare, links Great Howard Street (A565) with Regent Road (Dock Road), positioning the subject property within a significant growth corridor. This area is set to play a critical role as a gateway to Peel Holdings' Central Docks at Liverpool Waters, part of a £5 billion investment aimed at transforming the docklands into a vibrant hub for living, working, and leisure. The property is also within walking distance of two major infrastructure developments. To the south, the new Isle of Man Ferry Terminal will enhance connectivity, facilitating easier access for both business and leisure travellers. To the north, the highly anticipated Everton FC's new stadium at Bramley-Moore Dock is expected to draw significant foot traffic to the area.

The Property

The subject property provides an industrial warehouse containing a self-contained single-storey unit previously used for storage and office provision.

The building is of masonry construction, with brick elevations under a flat roof. There are double doors that provide direct access for deliveries or loading items into the unit. Internally, the unit benefits from a large open plan area with limited partitions, suspended ceiling, fluorescent strip lighting, part carpeted flooring and basic staff welfare areas including kitchen area and shared WC provision. Externally, the property has single glazed timber framed windows with added security of steel manual roller shutters. The concrete yard area in front of the building provides parking provision for 2 vehicles with an EV charging point

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

88.26 sq.m (950 sq.ft)

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

EPC

A full copy of the EPC is available upon request.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£12,000 per annum, INCLUSIVE of service charge, buildings insurance, rates, electricity and water (excludes gas).

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

