



TO LET

34 Charnock
Road, Liverpool, L9
7ET

- High Specification - New Build
- Well Established Location
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx GIA: 278.7 sq.m (3,000 sq.ft)

Location

The property occupies a prominent position on Charnock Road within the established North Mersey industrial area, approximately 4 miles north of Liverpool City Centre. The location benefits from excellent road links via the A5036 Dunning's Bridge Road, providing convenient access to the M57, M58 and wider motorway network. The surrounding area is a well-established commercial location, home to a range of industrial, trade counter, warehouse and distribution occupiers, with the Port of Liverpool also within easy reach.

The Property

The property comprises a modern, self-contained industrial/business unit of steel portal frame construction with insulated profile cladding, surface-level loading access, allocated parking and ancillary WC facilities. Internally, the property has been fitted out to a high standard to provide a mix of studio, showroom and office accommodation, including meeting rooms, suspended ceilings, integrated lighting, air conditioning, kitchen and accessible WC facilities. The accommodation is suitable for a range of creative, studio, showroom, office, e-commerce and commercial uses, subject to any necessary consents

Accommodation

We understand the premises has been measured the previously in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Gross Internal Area:

278.7 sq.m (3,000 sq.ft)

The tenant will also benefit from shared use of the reception, kitchen/break room and WC facilities, as shown hatched blue on the floor plan.

Tenure

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

Rent

£45,000 per annum

Rates

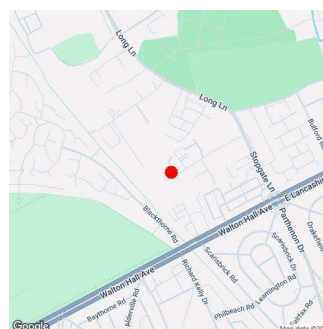
We understand through internet enquiries that the entire property has a rateable value of £26,500. As the part to be let may require a separate assessment interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates

EPC

The property has an Energy Performance Rating of B47. A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd - Tel: 0151 207 9339 Contact the Team: commercial@skre.co.uk



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Floor Plan

Red outline: area to let | Blue hatch: shared reception, kitchen / break room & WCs

