

To Let

5-9 Dolomite Avenue, Triumph
Business Park, Liverpool. L24 9GQ



Refurbished Industrial Unit

31,000 sq ft

6.5m eaves

2no Powered Roller Shutter Doors

Internal Office Facilities

External Loading Area

Suitable for B1, B2, or B8 use.

Rent £77,500 per annum.

Commercial

Valedown Ltd.

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🌐 www.valedown.com

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LOCATION

The accommodation is situated on the Triumph Business Park off Speke Hall Road, Liverpool. Speke Hall Road is found just off the main Speke Boulevard . the main southern gateway to Liverpool City Centre and the motorway network leading to M56/M57 and M62 motorways.

DESCRIPTION

The property incorporates two electric roller shutter doors and pedestrian entrance. The warehouse is mainly rectangular in shape and benefits from a good working eaves height of circa 6.5m, which is lit via sodium discharge lamps. An intruder alarm is installed. The office space is to be measured, but benefits from mezzanine storage above. All main services are connected with the exception of gas, the electricity supply being III phase.

ASSESSMENTS

Rates Payable information is available from Liverpool City Council on 0151 225 3409.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

INSPECTION

By prior appointment through our commercial department in the Liverpool office on 0151 448 0600.

In our inspection we did not carry out a survey nor were we able to test service or fixtures and fittings and can therefore offer no warranty or guarantee. Please note all measurements are approximate and should only be used as a guide.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Remstone, give notice (I) the particulars are set out as a general outline only for the guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract, (II) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenant should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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