

# TO LET

Chapel Brook Trade Park, Wilson Road,  
Huyton, Liverpool, L36 6FH

**B8**  
REAL ESTATE



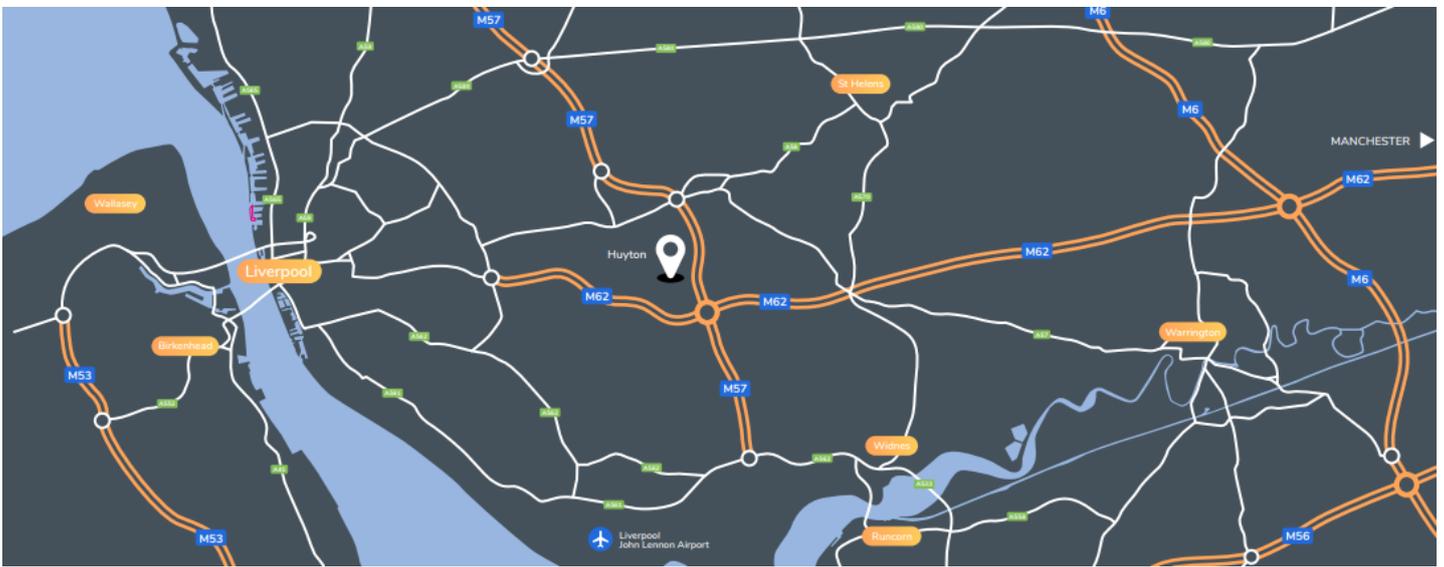
## WAREHOUSE / TRADE UNITS

### UNIT 10 – 6,662 SQ FT

- Modern Industrial / Warehouse Units
- Level Access Loading
- Warehouse Lighting
- Suitable for trade counter users
- Immediate Access to M62 / M57

**0151 675 5000**

[www.b8re.com](http://www.b8re.com)



## LOCATION

The site is situated on Rickelds, which links directly onto Wilson Road, the main arterial road of the estate which in turn links directly onto the A5080. The estate benefits from excellent transport links throughout the region being located within 1 mile of the M57 and M62 motorway interchange.

## DESCRIPTION

Chapel Brook Trade Park offers high quality business space with 12 trade counter and 6 office units arranged over 2 terraces.

The office suites range from 1,700 sq ft to 6,600 sq ft with the trade counter units starting at 1,500 sq ft and going up to 11,000 sq ft. Some of our current occupiers include Toolstation, Screwfix and Sally Salon Services.

The trade park benefits from generous parking provisions for staff and customers as well as 24-hour access.

## TERMS

The premises are available on a new internal repairing and insuring lease for a term to be agreed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## EPC

Available upon request.

## VIEWINGS

Strictly via appointment with the joint agents:

**Contact: Anthony Mellor**

Tel: 0151 675 5000

Email: [anthony@b8re.com](mailto:anthony@b8re.com)

