

OPEN STORAGE LAND TO LET

Blackburne St, Liverpool L19 8JB

PLOTS FROM 0.6 – 11 ACRES

OPEN STORAGE LAND

- Concrete surfaced, fully secure plots
- Three phase power and water supply to each plot
- B8 planning application submitted
- Available Q3 2024
- Easy access to A561 and M62
- Price on Application
- 3 MVA power supply available

**SAT NAV
L19 8JB**

FL FIRST LAND

[first-land.co.uk](https://www.first-land.co.uk)



LOCATION

Blackburne Street, Garston, sits on the western boundary of Estuary Business Park an established commercial centre in South Liverpool home to many well known occupiers including B&M, GEFCO, Argos, Adient and Shop Direct to name but few.

The A561 (Speke Boulevard) is a principal vehicle route, providing connections to and from Liverpool City Centre (7.5 miles north) and sits within immediate proximity to the subject site. The A561 links with the A562 (Speke Road) at its Junction with A5300 (Knowsley Expressway) within 5 miles. The A562 provides connections to Cheshire and North Wales via the M56, within 11 miles. The A5300 Knowsley Expressway connects with Junction 6 of the M62 and Junction 1 of the M57 within 8 miles and provide connections across the national motorway network.

Liverpool John Lennon Airport and Garston Docks are located within immediate proximity.

The Port of Liverpool sits 12 miles north of the site. The Port is recognised as the UK's largest west coast port and the main gateway for Transatlantic trade in the UK.

LIVERPOOL CITY REGION - FREEPORT

Liverpool City Region has recently been granted Freeport Status – Freeports are similar to enterprise zones and are designated geographical areas, recognised in law, where businesses can benefit from more generous tax reliefs, customs benefits, simpler planning and wider government support. Freeports are usually located around shipping ports and airports. In these zones the normal tax or tariff rules of the country do not apply.

Please visit the designated website for further information
-> <https://lcrfreeport.uk/>

LAND TO LET

0.6 – 11 ACRES

DESCRIPTION

The site extends to approximately 11 acres and is suitable for open storage requirements, with plots available from 0.6 acres. The site is concrete surfaced in its entirety and to be secured with palisade fencing to both the main site and plot perimeters. Each plot is to be fully serviced with three phase electricity, water and lighting.

A plot plan is available upon request.

ACCOMMODATION

0.6 - 11 acres.

LEASE TERMS

Each plot is available by way of a new FRI lease, on terms to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

RENT

Price upon application.

VAT

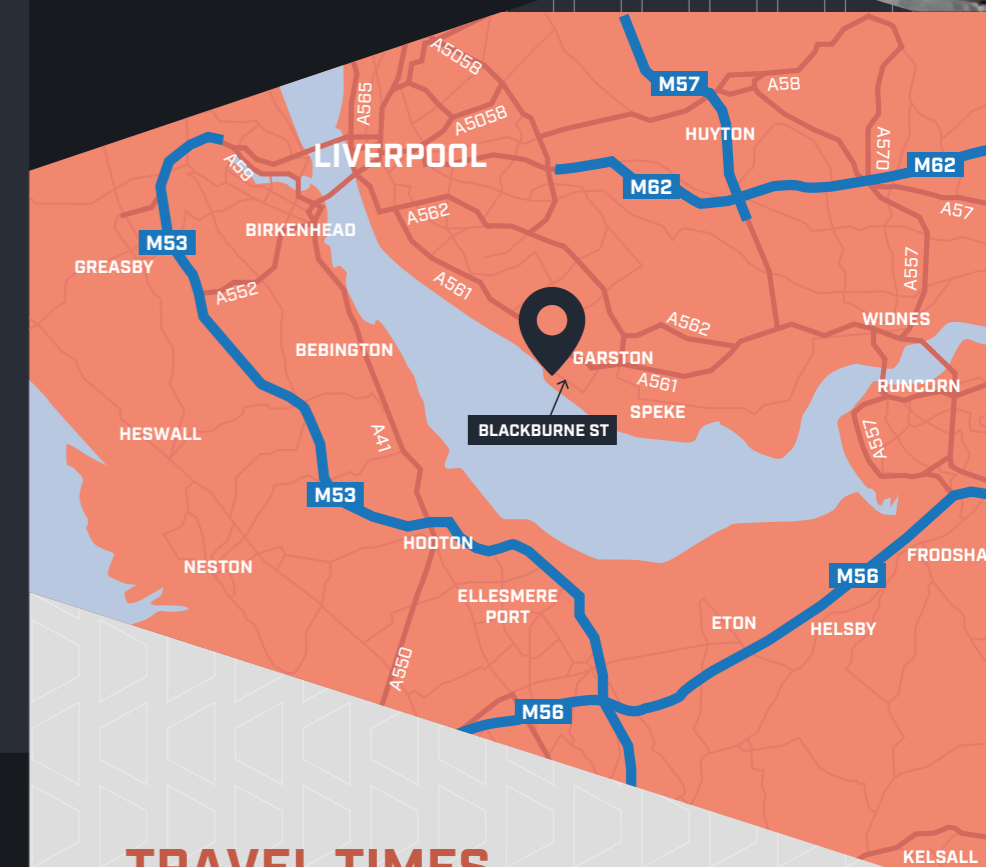
VAT will be charged where applicable at the prevailing rate.

VIEWINGS

Strictly by appointment with the agents.



SAT NAV
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Designed by:
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Asset Managed By:

Peloton Real Estate

Moorfield Group

TRAVEL TIMES

Liverpool	18 mins
Runcorn	18 mins
Warrington	28 mins
Chester	35 mins
Manchester	45 mins