



**Unit G11, Liver Industrial Estate,
Long Lane, Liverpool, L9 7ES**

2,700 sq ft (250.83 sq m)

- Steel portal frame construction
- 5.5m eaves height
- Secure yard area
- Full height loading door

0151 675 5000

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LOCATION

The subject premises are located on the well-established Liver Industrial Estate just off Long Lane B5187. Long Lane links to the East Lancs Road (A580) which provides direct access to Junction 5 of the M57, approximately 2 miles to the east, and to Liverpool City Centre via the A59, approximately 3 miles to the south west.

The unit is located close to Taskers DIY and the area is popular with trade counter operators.

ACCOMMODATION

	Size (sq ft)	Size (sq m)
Warehouse	2,700	250.83
TOTAL	2,700	250.83

DESCRIPTION

The property comprises a modern terraced industrial warehouse of steel portal frame construction with brick elevations to approximately 2 metres with profile steel cladding above.

The unit has been fully refurbished and benefits from:

- Steel portal frame construction
- 5.5m Eaves height
- Secure yard areas
- Full height loading door
- Ancillary offices
- Welfare facilities



LEGAL COSTS

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

VAT

VAT will be charged where applicable at the prevailing rate.

EPC

An Energy Performance Certificate is available on request

LEASE TERMS

The unit is available by way of a new FRI lease on terms to be agreed.

VIEWINGS

For further information please contact:

Contact: Thomas Marriott

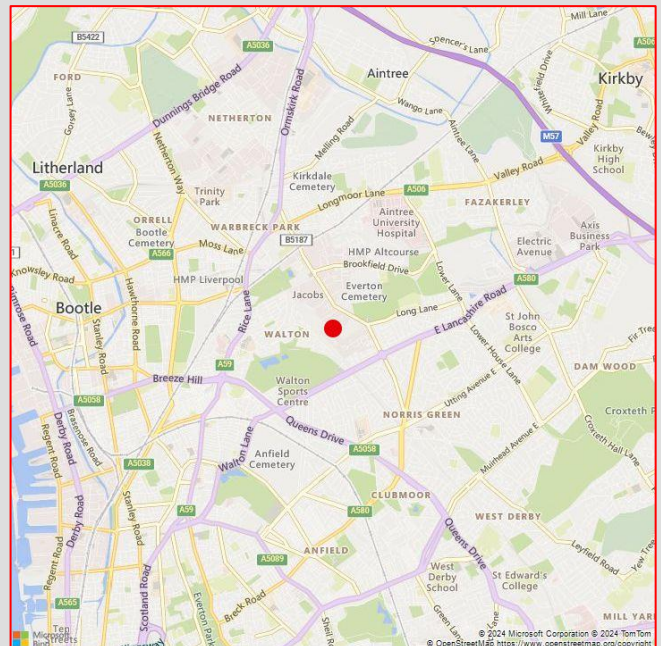
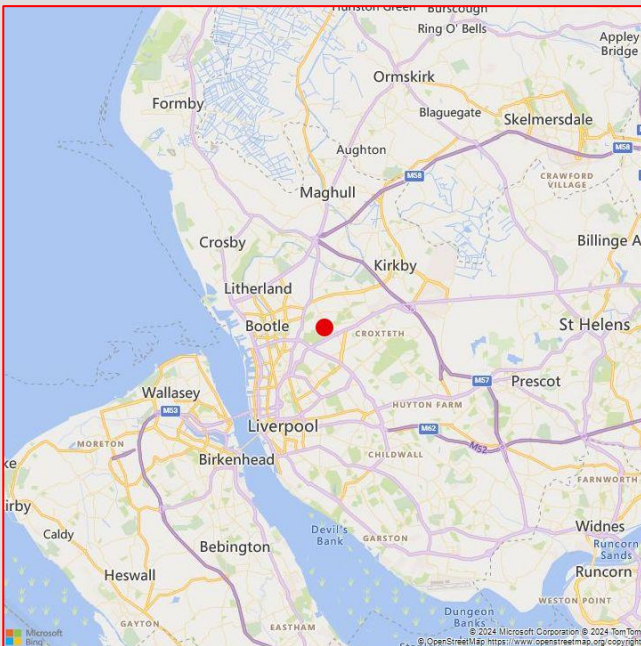
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Anti-Money Laundering

Under Anti-Money Laundering Regulations we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.



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