

LIVERPOOL

Knowsley Point Industrial Estate

Available To Let
Industrial/warehouse unit
25,266 Sq Ft (2,347 Sq M)

Knowsley Point



Exclusive yard with private access



Popular Industrial Location



Multiple level access loading doors



3 phase electricity

Industrial facility with exclusive yard available to let – 25,218 Sq Ft (2,343 Sq M)

The property comprises of a high quality, well-specified distribution warehouse situated on a large secure site.

The warehouse is of steel portal frame construction with profile metal sheet cladding to the roof which incorporates translucent roof lights.

The yard is approximately 60m x 70m and sits on a site area of approximately 1.5 acres



Due to be refurbished



High bay warehouse



Prominent industrial location



Close to A580 and M57 interchange



Significant external yard/car parking



Multiple loading doors

Siteplan



Accommodation

Description	sq m	sq ft
Unit 2	2,343 sq m	25,218 sq ft



Knowsley Point

Unit 2 Knowsley Point, Yardley Road, Knowsley Industrial Estate, Liverpool, L33 7SS

EPC

Available upon request.

VAT

VAT will be payable where applicable.

Location

Knowsley Point is located on the corner of Yardley Road and Acornfield Road, on the established Knowsley Industrial Estate, and is accessed via Charleywood Road at the southern end of the estate.

Terms

The unit is available by way of a new full repairing and insuring lease for a number of years to be negotiated.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Knowsley Industrial Estate is situated at the intersection of the East Lancs Road, (A580) and the M57 motorway. The A580 leads west towards Liverpool City Centre and M57 leading north towards the M58 and south to the M62.

Viewing / Further Information



Thomas Marriot
T +44 (0)1925 320 520
M +44 (0)7769 250 494
thomas@b8re.com

07900 134 483

tony.okeefe@lm6.co.uk

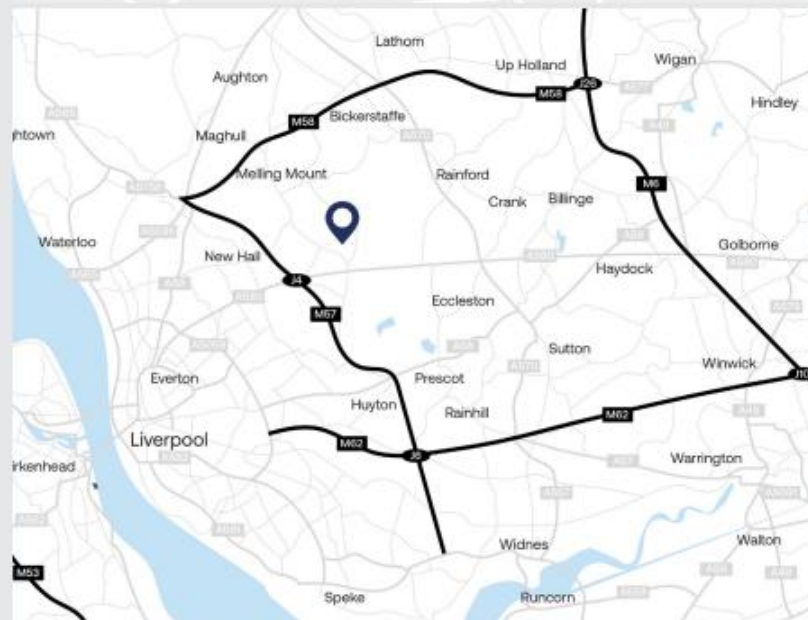
Property owned by **Mileway**

Ryan White

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, reference to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. October 2020.

mileway.com

Sat Nav: L33 7SS



Mileway