

Mileway

Knowsley Point Industrial Estate

Liverpool,
Available to Let
Warehouse
25,218 sq ft (2,343 sq m)



Three-phase electricity



Multiple level access loading doors



Established industrial location



Yard access

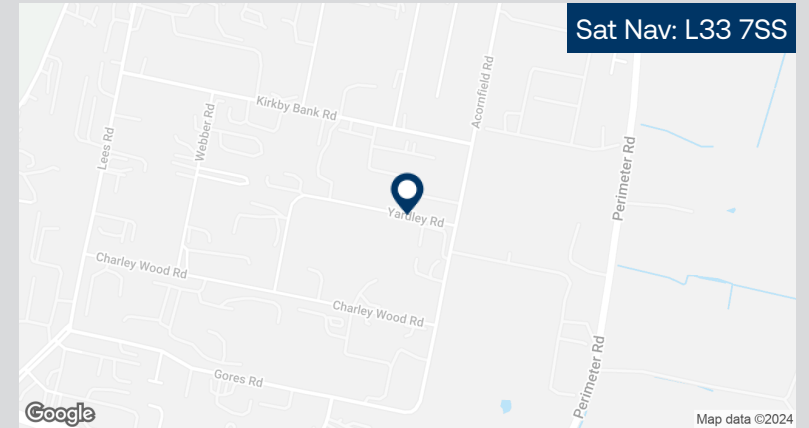


Recently refurbished



Knowsley Point Industrial Estate

Knowsley Point Yardley Road, Knowsley Liverpool, L33 7SS



Description

A high-quality, well-specified distribution warehouse, part of a large, secure site in an established industrial location. The warehouse is of steel portal frame construction with profile metal sheet clad roof which incorporates translucent roof lights. There are multiple level access loading doors and an exclusive yard with private access.

Property images include some CGI to illustrate unit post refurbishment.

Location

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

The estate is situated at the intersection of the East Lancashire 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.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

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

Viewing / Further Information

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Accommodation:

Unit	Property Type	Area (sq ft)	Area (sq m)	Availability
Unit 2	Main Unit	20,718	1,925	Immediately
Unit 2	Ancillary Block	4500	418	Immediately
Total		25,218	2,343	

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