



CHARNOCK POINT

CHARNOCK ROAD, LIVERPOOL L9 7ET

FOR SALE / TO LET

8 NEW BUILD INDUSTRIAL UNITS

79 - 975 sq m (850 - 10,500 sq ft)

ENTER



DESCRIPTION

Charnock Point is a brand new development of 8 high specification commercial units available for sale or to let. The units are available individually or as a combination, and provide a rare opportunity for businesses to owner occupy their premises.

SPECIFICATION

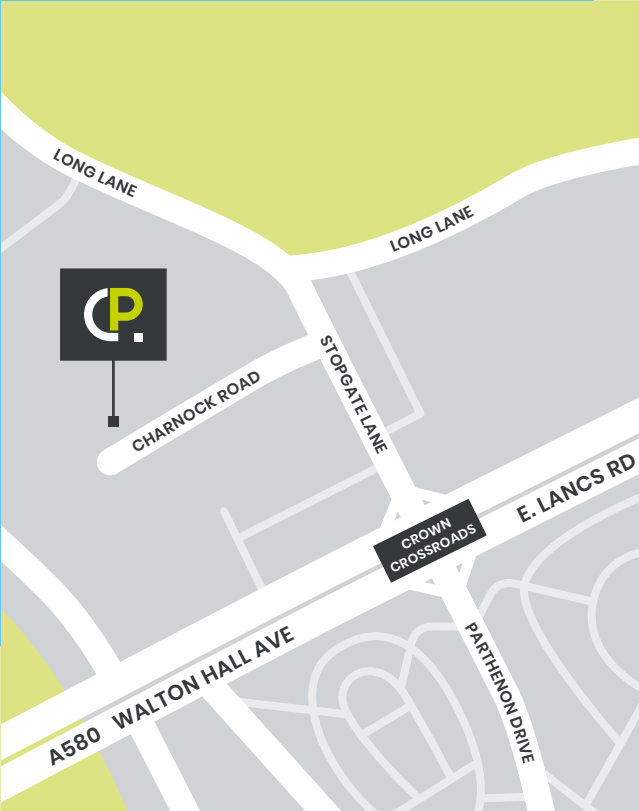
- Insulated profile cladding
- Steel portal frame
- Full height loading door
- 7m eaves
- WC facilities
- On-site parking
- Electric roller shutter door

Potential for various occupier fitouts such as offices, mezzanines and break out spaces.

UNITS

	sq m	sq ft
Unit 32	325	(3500)
Unit 34	325	(3500)
Unit 36	325	(3500)
Unit 38	79	(850)
Unit 40	79	(850)
Unit 42	79	(850)
Unit 44	79	(850)
Unit 46	79	(850)





LOCATION

Charnock Point is located on Charnock Road, Aintree which is accessed from the East Lancashire Road (A580), approximately 1/4 mile via Stopgate Lane. It has excellent transport links being 5 mins from J4 of M57 accessed via East Lancashire Road, which provides easy access to Liverpool's City Centre, Knowsley and surrounding areas.

The Long Lane / Aintree area is a long established industrial / trade counter location with national occupiers including Taskers, SIG and multiple local trade counter operators.



B5187 STOPGATE LANE

E. LANCS ROAD

A580 WALTON HALL AVE

CROWN CROSSROADS

CHARNOCK ROAD





TERMS

The units are offered for sale on long leasehold and are available individually or combined.

Prices exclusive of but subject to VAT at the prevailing rate.

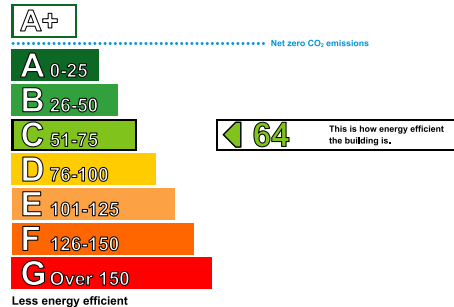
LEGAL COSTS

All parties to bear their own legal costs.

EPC

Energy Performance Asset Rating

More energy efficient



CONTACT

For further information contact the joint agents:



0151 255 0755

Tim Garnett

timgarnett@keppiemassie.com
0151 255 0755

Curtis May

curtismay@keppiemassie.com
0151 255 0755



Tony O'Keefe

tony.okeefe@lm6.co.uk
0151 541 2445

Phil Morley

phil.morley@lm6.co.uk
0151 541 2445

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