

# UNIT C

LIVER INDUSTRIAL ESTATE  
LONG LANE • LIVERPOOL • L9 7ES

## TO LET

### INDUSTRIAL WAREHOUSE / DISTRIBUTION UNIT



**63,415 SQ FT**  
**(5,891.36 SQ M)**

## DESCRIPTION

The property comprises a detached industrial / warehouse unit of steel portal frame construction and provides the following specification:



Loading Yard



4 level access loading doors  
3 Dock level loading doors



Eaves Height - 7.59 m



Walk in Chill Area  
of +3 Degrees



Underside of Haunch  
Height - 6.30 m



Walk in Frozen Area  
of - 23 Degrees



High Bay Sodium / LED lighting



Secure Concrete Loading Yards  
on two sides



Concrete Floor



Temperature Controlled  
Dock Loading Marshalling Area



Single Storey Offices



External Security  
Lighting & CCTV



Canteen/ Kitchen area



3 phase electricity

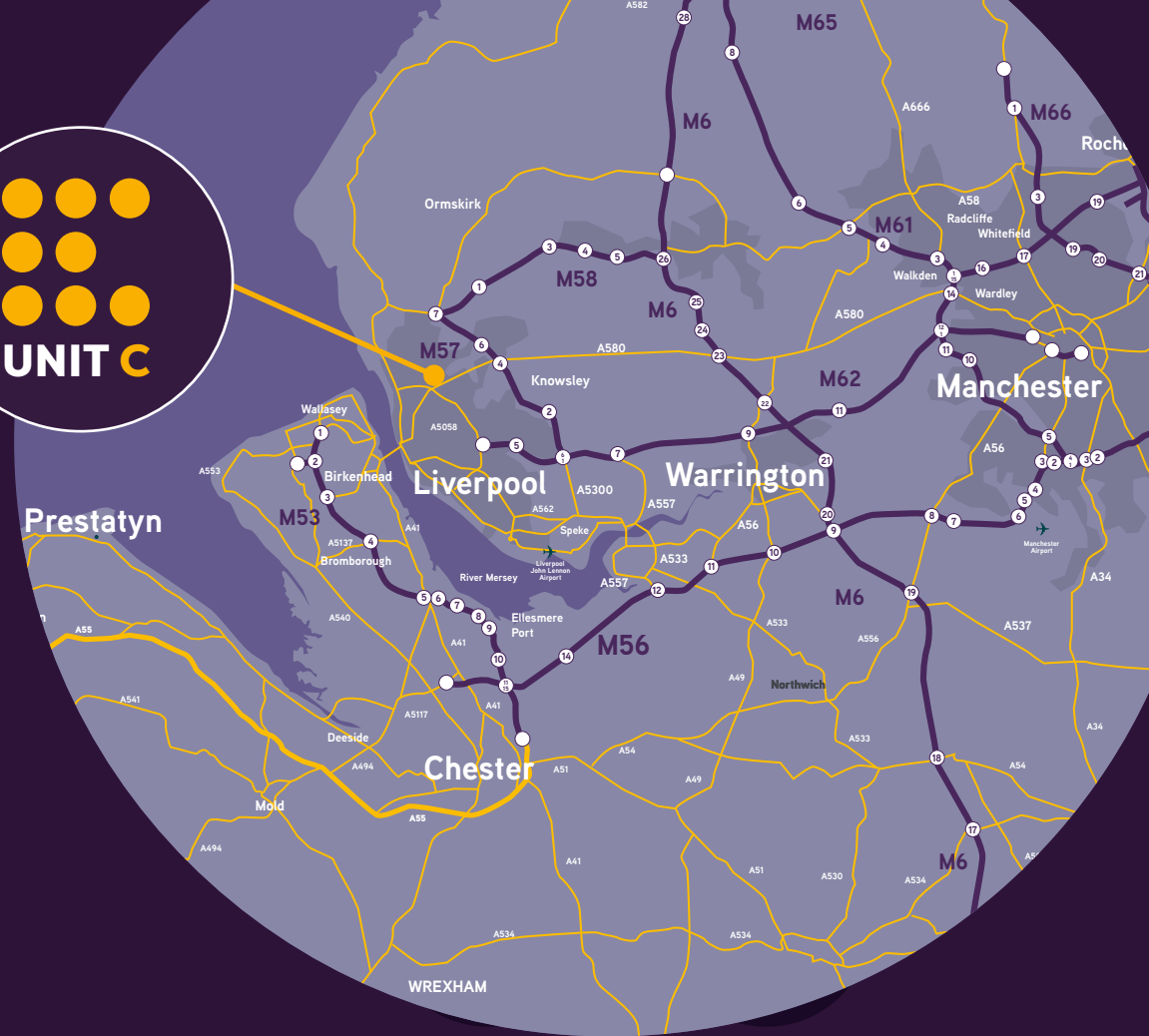


## LOCATION

Liver Industrial Estate is located in the Liverpool, Aintree, which is in the wider Merseyside conurbation. It is located 3 miles to the North East of Liverpool City Centre and 36 miles West of Manchester. The estate itself is accessed off Long Lane (B5187) which links with the East Lancs Rd (A580) to the South and A59 to the North and has notable occupiers including Taskers and Howdens. These two roads both provide access to the M57 Motorway and Manchester to the East, and Liverpool City Centre and the Docks to the West.

**3 MILES**  
TO THE NORTH EAST OF  
LIVERPOOL CITY CENTRE

**36 MILES**  
WEST OF MANCHESTER



## DRIVE TIMES

John Lennon Airport	27 mins
Liverpool City Centre	22 mins
Liverpool Docks	23 mins
Warrington	42 mins
Manchester Airport	52 mins
Manchester City Centre	56 mins

 SAT NAV  
L9 7ES

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## ACCOMMODATION

The property has been measured in accordance with the Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

UNIT	Sq Ft	Sq M
Main Warehouse	40,752	3,785.98
Walk in Freezer	9,649	896.38
Walk in chill	9,578	889.83
Marshalling area	1,941	180.30
Office Measurement One	853	79.21
Office Measurement Two	642	59.66
<b>TOTAL</b>	<b>63,415</b>	<b>5,891.36</b>



THE UNIT PROVIDES  
FOR A TOTAL OF

**63,415 SQ FT**  
**(5,891.36 SQ M)**





## TERMS

The property is available by way of assignment or new FRI lease. The property held on lease for a period of 10 years from 22nd December 2020 at a passing rent of **£266,658 per annum (£4.25psf)** exclusive of rates-the lease contains provision for a tenants only break option at 21st December 2025 on giving 12 months written notice, and for a rent review to open market rent at 22nd December 2025 (if the tenants break option is not exercised).

## BUSINESS RATES

Interested parties should make their own enquiries to the local authority.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2024. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transactions.

## MAINS

All mains services are provided.

## VIEWINGS

For further information please contact the agents



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