

# TO LET

## Knowsley, Liverpool

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## To be Refurbished

### Unit 15, Britonwood Trading Estate

Abercrombie Road, Knowsley Industrial Park, Liverpool,  
Merseyside L33 7YN

- Light industrial/warehouse unit
- Close to J4 of the M57
- Ready Summer 2024
- Open warehouse accommodation
- Flexible lease terms
- Parking & Yard area

**5,522 sq ft**  
**(512.99 sq m)**



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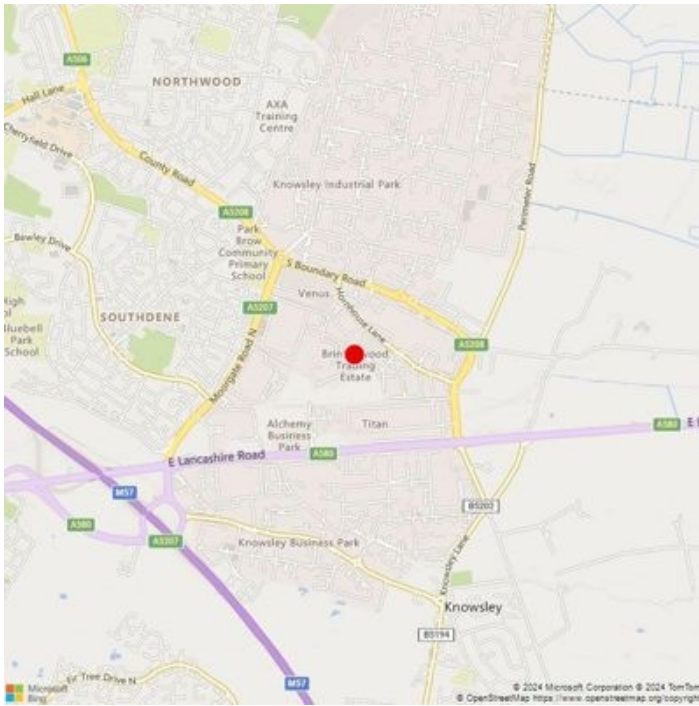
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## Unit 15, Britonwood Trading Estate

Abercrombie Road, Knowsley Industrial Park, Liverpool, Merseyside L33 7YN



**Location** The estate is situated in a convenient location approximately 7 miles to the north east of Liverpool City Centre. St Helens is located approximately 6 miles to the east and Manchester City Centre is located 25 miles to the east.

Junction 4 M57 is located 1 mile to the south west and provides access to M62 located approximately 5 miles to the south which in turn gives access to the M6 Junction 21a.

**Description** Industrial/warehouse units of portal frame construction with offices.

Full height surface loading door, office accommodation and 3 phase electrics

To be Refurbished & available Aug 2024

### Energy Performance Certificate

An energy performance certificate is available on request.

### Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

|              |              |               |
|--------------|--------------|---------------|
| <b>Total</b> | <b>5,522</b> | <b>512.99</b> |
|--------------|--------------|---------------|

### Terms

Units to be offered by way of FR&I lease on terms to be agreed. Minimum lease term 3 years.

**Rent** £7.00 Per Sq Ft

**Rateable Value** Interested parties are requested to contact the local authority.

### VAT

VAT will be payable at the prevailing rate.

**Legal Costs** Each party to responsible for their own costs in relation to any transaction.

**Anti Money Laundering (AML)** To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

### Further Information

Current service charge estimated at £ 0.13 per sqft per annum

Building Insurance estimated at £ 0.14 per sqft per annum

Quoting rent reflects un-refurbished unit

Please contact the agents, B8 or LM6 for full details:

Anthony O'Keefe

Thomas Marriott

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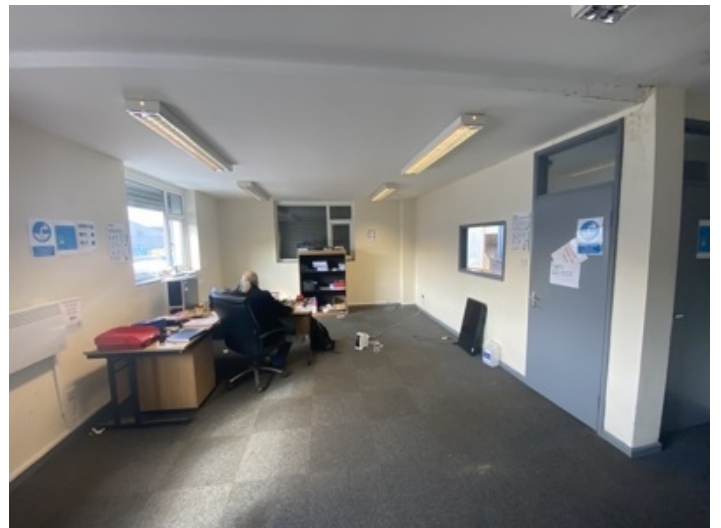
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