

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.

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

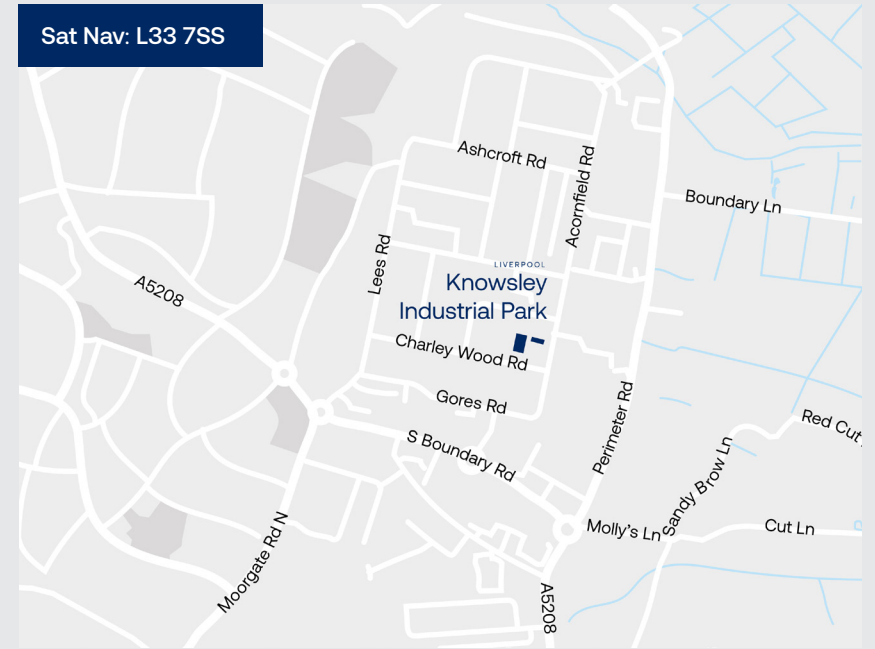
All parties will be responsible for their own legal costs incurred in the transaction.

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.

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.

Sat Nav: L33 7SS



Viewing / Further Information



Mark Diaper
T +44 (0)1244 408 236
M +44 (0)7734 711 409
markdiaper@legatowen.co.uk



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



By Road

9.7 miles from Liverpool city centre



By Air

14 miles from John Lennon airport



Property owned by **Mileway**

Daniel Gray

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