

Britonwood Trading Estate

Britonwood Trading Estate Liverpool L33 7YQ

Warehouse | 1,500 - 17,938 ft²



Ideal for trade counters/
storage



Ample parking on site



CCTV



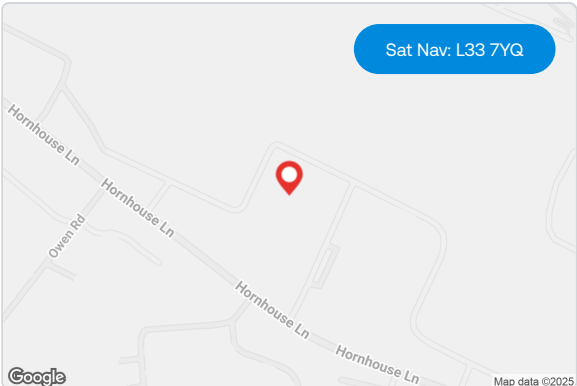
Junction 4 of the M57



Liverpool - 9 miles

Available to Let





Description

These light industrial warehouse units are ideal for trade counter, distribution and storage use. The units offer roller shutter doors and office spaces. Externally, the estate benefits from on-site car parking and CCTV for security.

Location

Britonwood Trading Estate in Knowsley is ideally located near Junction 4 of the M57 Motorway giving direct access to Liverpool and Manchester via the M62.

Further information

EPC Unit S1: B, Unit S4: D, Unit 14: B, Unit 23: C, Unit 24: D	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	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.
--	--	--	--

[Book a viewing](#)

Adam Smith
Mileway
northwest@mileway.com
01925 358160

Thomas Marriott
B8 Real Estate
thomas@b8re.com
07769 250 494

Tony O'Keefe
LM6
tony.okeefe@lm6.co.uk
0151 541 2447

Phil Morley
LM6
phil.morley@lm6.co.uk
0151 541 2446



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit S4	Warehouse	1,500	Immediately	1,250
Unit 14	Warehouse	5,522	Immediately	POA
Unit 23	Warehouse	5,373	Immediately	POA
Unit 24	Warehouse	5,543	Immediately	POA
Total		17,938		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway