

# Britonwood Trading Estate

Britonwood Trading Estate Liverpool L33 7YQ

Warehouse | 1,500 - 17,938 ft<sup>2</sup>



Ideal for trade counters/  
storage



Ample parking on site



CCTV



Junction 4 of the M57



Liverpool - 9 miles





## 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.

## 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

## 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.



## 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.