

# Knowsley Point Industrial Estate

Yardley Road, Liverpool. L33 7SS

Warehouse | 7,060 ft<sup>2</sup>



Three-phase electricity



Level access loading doors



Established industrial location

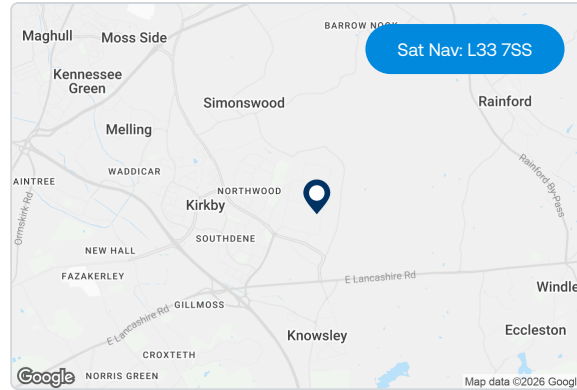
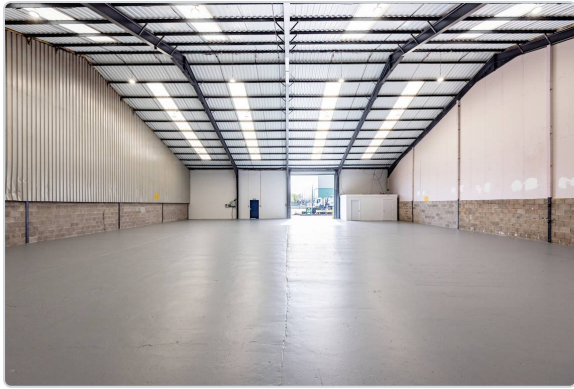


Yard access



Recently refurbished

Available to Let



## Description

A high-quality, well-specified distribution warehouse, part of a large, secure site in an established industrial location.

The warehouse is of steel portal frame construction with profile metal sheet clad roof which incorporates translucent roof lights. There are level access loading doors and parking available.

## 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.

The estate is situated at the intersection of the East Lancashire 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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 1d	Warehouse	7,060	Immediately
Total		7,060	

## Further information

**EPC**  
Unit 1D: B

### 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](#)

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