

Knowsley Point Industrial Estate - (Motor Trade Considered)

Yardley Road, Liverpool, L33 7SS

Warehouse | 7,060 ft²



Three-phase electricity



Level access loading doors



Motor Trade - subject to conditions



Yard access



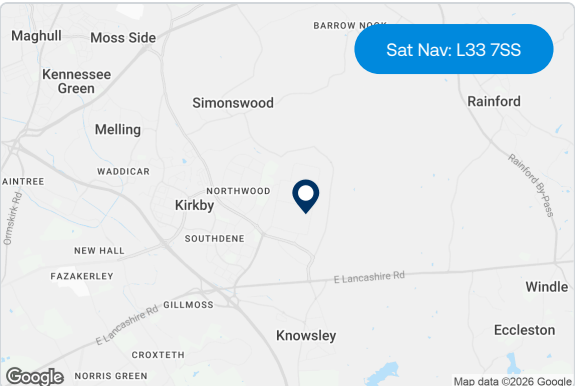
Recently refurbished



Established industrial location

Available to Let

LastMileFirst | mileway.com



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.

The unit benefits from level access loading doors and refurbished ancillary accommodation.

"Motor trade use will be considered subject to conditions"

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	PCM Rent (£)	EPC
Unit 1d	Warehouse	7,060	Immediately	4,413	B
Total		7,060			

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 quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

Further information

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

Alex Perratt
B8 Real Estate
alex@b8re.com
07951 277612

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

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