

FULLY REFURBISHED

TO LET
LIGHT INDUSTRIAL
WAREHOUSE SPACE
21,516 SQ FT (1,999 SQ M)

UNITS 26/27
BRITONWOOD
TRADING ESTATE



A580/M57 • KNOWSLEY • LIVERPOOL • L33 7YN

On the instructions of
CITIVALE

LOCATION

The estate is situated in a convenient location approximately 7 miles to the north east of Liverpool City Centre. St Helens is located approximately 6 miles to the east and Manchester City Centre is located 25 miles to the east.

The estate benefits from excellent road links with the East Lancashire Road (A580) located immediately to the south which provides access to Liverpool and Manchester. Junction 4 M57 is located 1 mile to the south west and provides access to M62 located approximately 5 miles to the south which in turn gives access to the M6 Junction 21a.

Liverpool John Lennon Airport is located approximately 9 miles to the south.

DESCRIPTION

Units 26/27 are situated on Britonwood Trading Estate which is a thriving industrial estate located in the established Knowsley industrial area in a convenient location close to the A580, East Lancashire Road and just 1 mile to the north east of Junction 4 M57.

Surrounding occupiers include:



ACCOMMODATION

Unit 26/27 21,516 Sq Ft 1,999 Sq M

SPECIFICATION

The units benefit from the following specification:

- 3 phase power
- CCTV monitored
- Roller shutter doors X2
- WC's
- Yard area
- Open warehouse accommodation
- Flexible terms
- Parking
- Lighting to warehouse

DISPOSAL

The units are available by way of a new lease on terms to be negotiated.

VAT

All prices & outgoings are exclusive of but may be liable to VAT.



LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

VIEWING

Strictly by appointment with the joint agents.

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