

# Knowsley Point Industrial Estate

**Available To Let**  
Industrial/warehouse unit  
25,266 Sq Ft (2,347 Sq M)

# Knowsley Point



Exclusive yard with private access



Popular Industrial Location



Multiple level access loading doors



3 phase electricity

## Industrial facility with exclusive yard available to let – 25,218 Sq Ft (2,343 Sq M)

The property comprises of a high quality, well-specified distribution warehouse situated on a large secure site.

The warehouse is of steel portal frame construction with profile metal sheet cladding to the roof which incorporates translucent roof lights.

The yard is approximately 60m x 70m and sits on a site area of approximately 1.5 acres



Due to be refurbished



High bay warehouse



Prominent industrial location



Close to A580 and M57 interchange



Significant external yard/car parking



Multiple loading doors

## Siteplan



## Accommodation

Description	sq m	sq ft
Unit 2	2,343 sq m	25,218 sq ft



# Knowsley Point

Unit 2 Knowsley Point, Yardley Road, Knowsley Industrial Estate, Liverpool, L33 7SS

## EPC

Available upon request.

## Terms

The unit is available by way of a new full repairing and insuring lease for a number of years to be negotiated.

## Viewing / Further Information



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## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## 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.

Knowsley Industrial Estate is situated at the intersection of the East Lancs 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.



### By Road

9.7 miles from Liverpool city centre



### By Air

14 miles from John Lennon airport

Sat Nav: L33 7SS



Property owned by **Mileway**

Ryan White

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