TO LET

UNIT 7 - 5,242 SQ FT
TRADE COUNTER UNIT

Canada Dock



Prominently located on key arterial route into Liverpool City Centre, L20 8AF

A DEVELOPMENT BY
REDSUN PROJECTS

Canada Dock



"Prime location for an occupier to be located on a main commuting route into Liverpool City Centre. The unit is of high specification and has excellent ESG credentials. It would be a great opportunity to sit alongside national occupiers."

Remi Smith - Lead agent @ Avison Young



SITE FEATURES:

- Feature customer entrance
- 7.5m U/s Haunch
- 4m wide automatic loading doors
- 11 Dedicated spaces
- 12.5 KW Solar Panel System
- 3-Phase Power
- EPC A-rating
- 10% roof lights

Canada Dock

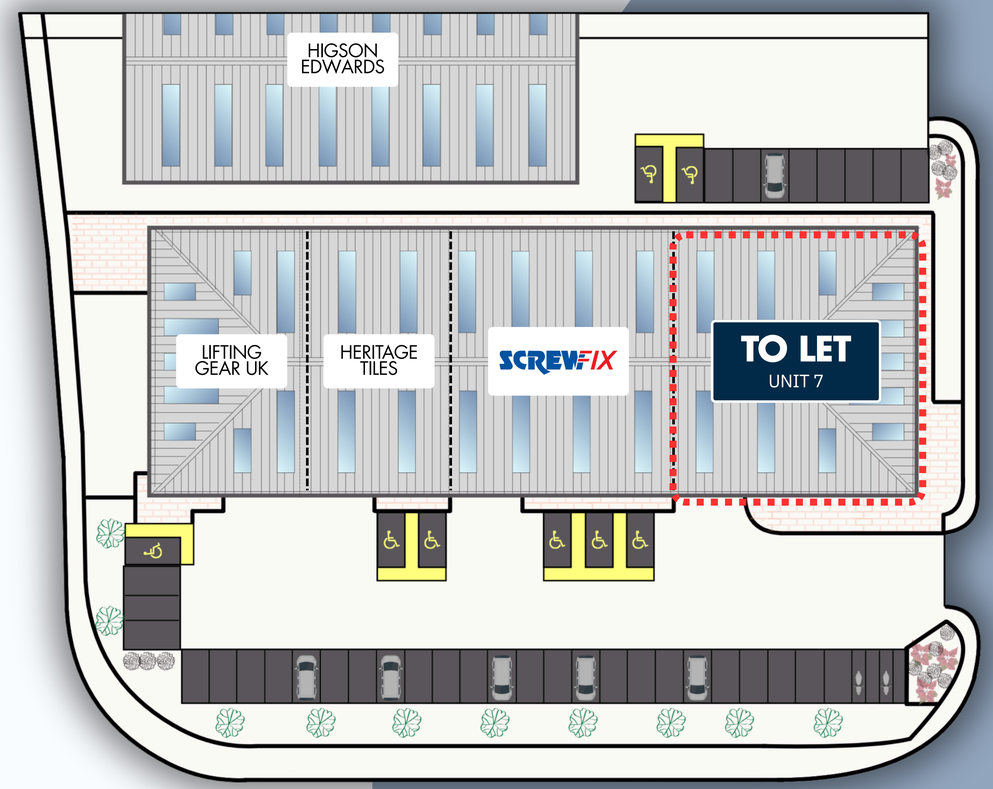


Unit	Sq Ft	Availability	Planning
Unit 7	5,242	Immediate Occupation	Planning consent for B1/B2/B8 use classes and trade counter

VIEWING - For all enquiries, please contact:

AVISON YOUNG
0151 255 1910
avisonyoung.co.uk

B8
0151 675 5000
www.b8re.com




Liverpool City Centre
Titanic Hotel
Hill Dickinson Stadium
Sandhills Station
Speedy Services
Volkswagen Liverpool
Johnstone's Decorating
CCF
Screwfix
Canada Dock
Prominently located on key arterial route into Liverpool City Centre. +35,000 vehicles per day.
A565 - Derby Road

Canada Dock



Location	Drive Time
Liverpool City Centre	28 mins
Warrington	28 mins
St Helens	13 mins
Wigan	32 mins
Liverpool Airport	15 mins
Liverpool Superport	30 mins
M57	6 mins
M62	12 mins

Canada Dock



“Derby road has always been and continues to be a thriving commercial hub. This unit is placed at the heart of the action, providing great visibility and a strong customer base for any business.

Tom Booton - Redsun Projects









Canada Dock

VIEWING - By prior appointment through the joint agents:

Remi Smith
07908794551
remi.smith@avisonyoung.com

Alex Perratt
07951277612
Alex@b8re.com

Gabriel Davies
07825963397
gabriel.davies@avisonyoung.com

AVISON YOUNG
0151 255 1910
avisonyoung.co.uk

B8
0151 675 5000
www.b8re.com

PRICE / RENT

On application

TENURE

Leasehold

PLANNING

Planning consent for B1/B2/B8 use classes and trade coun

PLANS / PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2025.

Canada Dock



ABOUT THE DEVELOPER

At Redsun, we believe that space creates opportunity. Since 2008, we've been delivering modern, high-quality industrial and commercial buildings that help businesses grow, create jobs, and strengthen regional economies.

We focus on creating thriving hubs of business and activity across the Northwest, West Midlands, and North Wales. Every project we deliver is focused on unlocking potential, connecting people and places, and enabling growth.

What makes us different is the way we work. We're a small, hands-on team - when you deal with Redsun, you're dealing with us directly, from the first conversation to years down the line. We pride ourselves on being approachable, responsive, and long-term partners for our tenants.

Over the last 17 years, we've delivered more than 1.8 million sq ft of space, from small 3,000 sq ft starter units to 280,000 sq ft distribution centres. Our occupiers range from household names like Tesco, Screwfix, Travis Perkins, and Halfords, to local firms driving manufacturing and innovation. Each project is designed to give businesses the space they need to succeed, today and into the future.

Because for us, it's never just about buildings. It's about creating the right space, in the right place, for businesses and people to succeed.

redsun projects

OUR TIMELINE

2008 - FOUNDATION

Redsun established with a mission to create high-quality industrial and commercial space that enables business to thrive.

2011–2016 - EARLY GROWTH

Delivered over 400,000 sq ft across key sites including Tebay Road (Bromborough, 125,000 sq ft), Venture Point (Speke, 75,000 sq ft), and Turbine (Birkenhead, 90,000 sq ft).

2017–2018 - SCALING UP

Completed large-scale schemes such as Powerstation (Bromborough, 100,000 sq ft) and Senate (Aintree, 170,000 sq ft), cementing Redsun as a major regional developer.

2020–2021 - BREAKING THE MILLION MARK

With Aviator (Ellesmere Port, 125,000 sq ft) and Riverview 3 (Bromborough, 115,000 sq ft), Redsun surpassed 1 million sq ft delivered.

2022–2023 - LANDMARK PROJECTS

Delivered Aviator 2 (Ellesmere Port, 280,000 sq ft) — Redsun's largest single development to date — alongside Pioneer Park (Telford, 77,000 sq ft) and Vista (Hawarden, 66,000 sq ft).

2024-2026 AND BEYOND - CONTINUING MOMENTUM

New schemes including Croft (Bromborough, 66,000 sq ft), KH2 (Knowsley, 14,000 sq ft) and Hub50 (Knowsley, 50,000 sq ft) push Redsun's track record to over 1.8 million sq ft of completed developments.



A DEVELOPMENT BY
REDSUN PROJECTS