

# TO LET

## Knowsley, Liverpool

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## To be Refurbished Units 23, Britonwood Trading Estate Abercrombie Road, Knowsley Industrial Park, Liverpool, Merseyside L33 7YN

- Light industrial/warehouse units
- Close to J4 of the M57
- Ready February 2025
- Open warehouse accommodation
- Flexible lease terms
- Parking & Yard area

**5,543 sq ft  
(514.94 sq m)**



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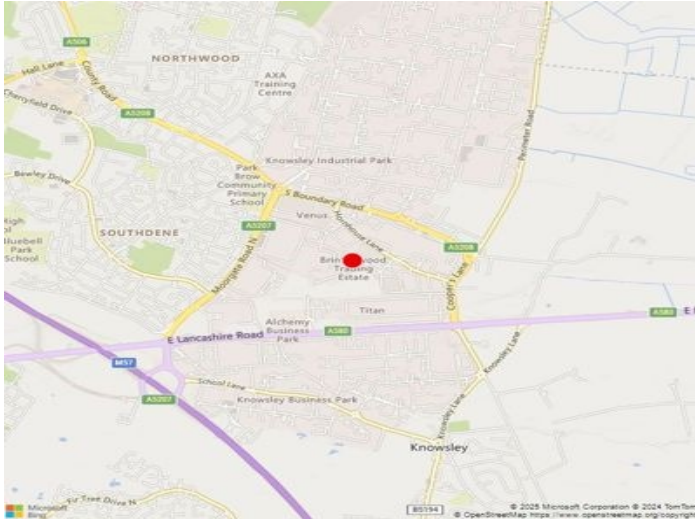
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## Units 23, Britonwood Trading Estate

Abercrombie Road, Knowsley Industrial Park, Liverpool, Merseyside L33 7YN



### 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

Light industrial/warehouse units to be refurbished. Close to J4 of the M57, Open warehouse accommodation, 10% office content. Parking & Yard area

### Energy Performance Certificate

An energy performance certificate is available on request.

### Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

<b>Total</b>	<b>5,543</b>	<b>514.94</b>
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### Terms

Units to be offered by way of FR&I lease on terms to be agreed. Minimum lease term 3 years.

### Rateable Value

Interested parties are requested to contact the local authority.

### VAT

VAT will be payable at the prevailing rate.

### Legal Costs

Each party to responsible for their own costs in relation to any transaction.

### Further Information/Viewings

Current service charge estimated at £ 0.13 psf per annum. Building Insurance estimated at £ 0.14 psf per annum.

Please contact the agents, B8 or LM6 for full details:

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