

Units 3-5 Yardley Road

Knowsley Industrial Park, Liverpool, L33 7SS

Leasehold
Production / Storage Space
with Large Yard

38,729 sq ft (3,598.04 sq m)



To Let | £195,000 per annum



Key information



Rent
£195,000 p.a.



EPC rating
TBC



Rateable value
£109,000

Description

The facility comprises a former production unit, modern warehouse and single storey office block, together with an expansive yard area.

The main production unit extends to approximately 25,000 sq ft incorporating additional offices and canteen facilities. The unit has two surface level loading doors, 3-phase electrical supply and is of post war, steel truss construction with a minimum working height of 3.2m eaves.

A modern portal frame warehouse is situated to the rear of the site. This has a minimum eaves height of 6.7m, 3-phase electrical supply and is accessed via two full-height, surface-level loading doors.

Externally, the yard area is predominantly concrete or tarmac surfaced hardstanding and extends to about 2 acres. The site is fenced and secure and there are two gated entrances to the yard from Yardley Road. The office building has a separate compound with dedicated access that provides parking, with 29 marked spaces.



Amenities



Secure
fenced yard



Canteen
facilities



Loading
doors



3-phase
power

Location

The subject site is the former Cubis facility on Yardley Road in the heart of the long established Knowsley Industrial Park, Merseyside.

Knowsley Industrial Park, occupies a pivotal position in Liverpool at the intersection of the East Lancs Road (A580) and the M57 motorway. The Park is broadly equidistant to Liverpool City Centre and the M6 situated 10 minutes to the East.

Address: 3-5 Yardley Road, Knowsley Industrial Park, Liverpool, L33 7SS

What3words: [///mallets.brave.coverings](https://www.what3words.com/#!/en/3q4g/8g4g/8g4g)

Locations

Kirkby: 2 miles

Liverpool: 8.5 miles

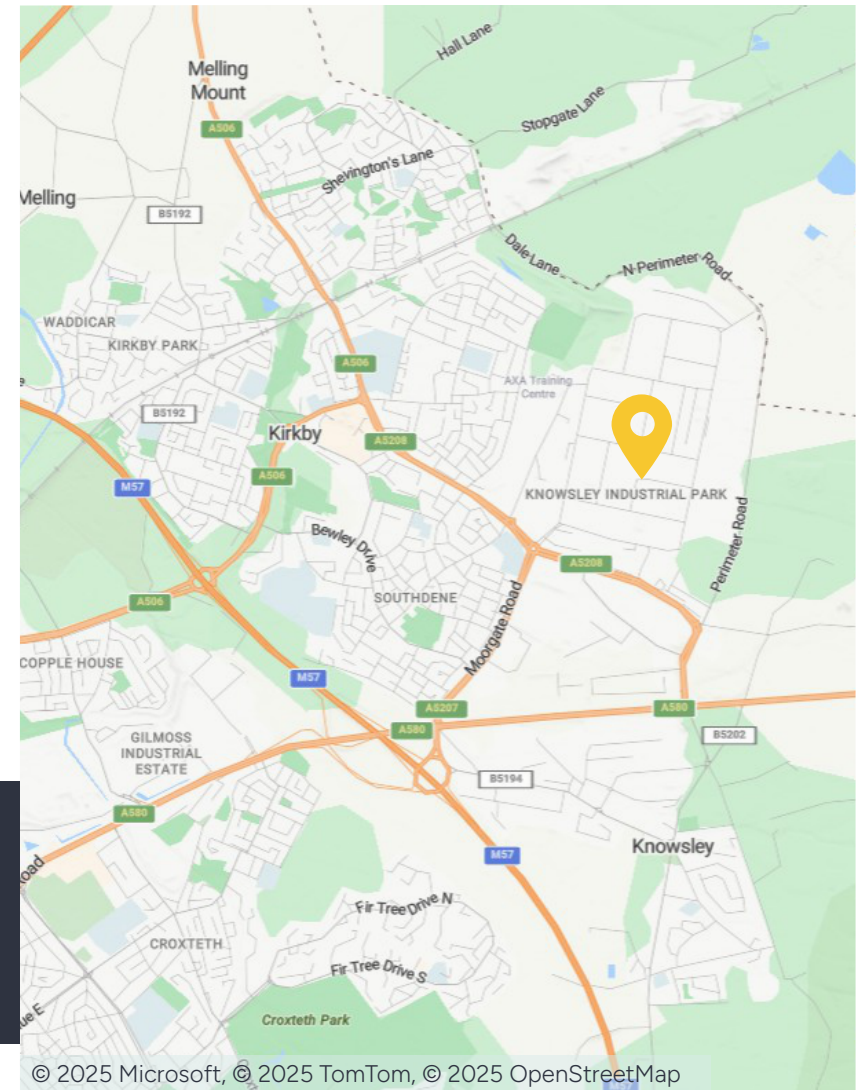
St Helens: 6.5 miles

Nearest station

Headbolt Lane: 2.5 miles

Nearest airport

Liverpool John Lennon: 12 miles



Further information

Rent

£195,000 per annum exclusive.

Tenure

Leasehold.

Lease Terms

The unit is offered via sublease to expire 31 March 2028 at a passing rental of £ 195,000 per annum plus VAT.

Alternatively a new lease can be offered for a minimum term of 5 years.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

We understand the current Rateable Value is £ 109,000 effective 1 April 2026

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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

Demise	Sq Ft	Sq M
Offices	5,662	526.0
Production / Manufacturing	26,552	2,466.76
Warehousing	6,515	605.26
TOTAL	38,729	3,598.04

Further information

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

An EPC can be made available on request.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the joint agents, Fisher German LLP and LM6.



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Particulars dated July 2026. Photographs dated November 2018.



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