

Knowsley Point, Yardley Road, Knowsley Industrial Park, Liverpool, L33 7SS

B8

0151 675 5000
www.b8re.com

TO LET

Secure Self Contained Yard



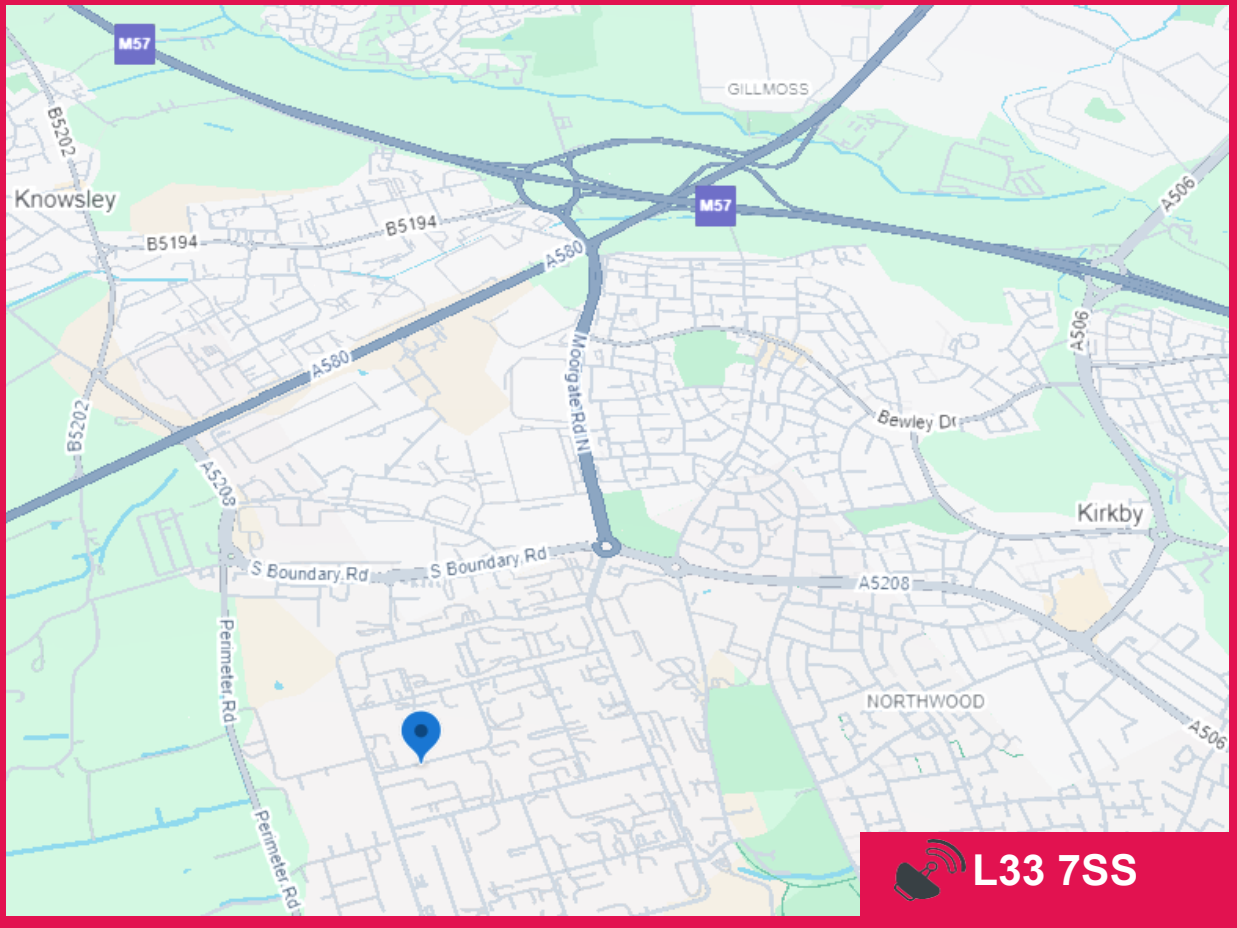
Hardstanding

Secure & fenced

Suitable for vehicle /
machinery storage

0.2 – 0.45 acres (0.08 – 0.18 hectares)





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.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated at a rental of £30,000 per annum plus VAT.

Alternatively, the yard could be split and offered at £18,000 per annum.

LEGAL COSTS

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

VAT

VAT will be payable at the prevailing rate.

ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

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