

**Unit 6 Castor Street, Larch Lea, Liverpool,
L6 5AT**

B8
0151 675 5000
www.b8re.com

TO LET

2,101 sq ft



INDUSTRIAL / WAREHOUSE UNIT

LOCATION

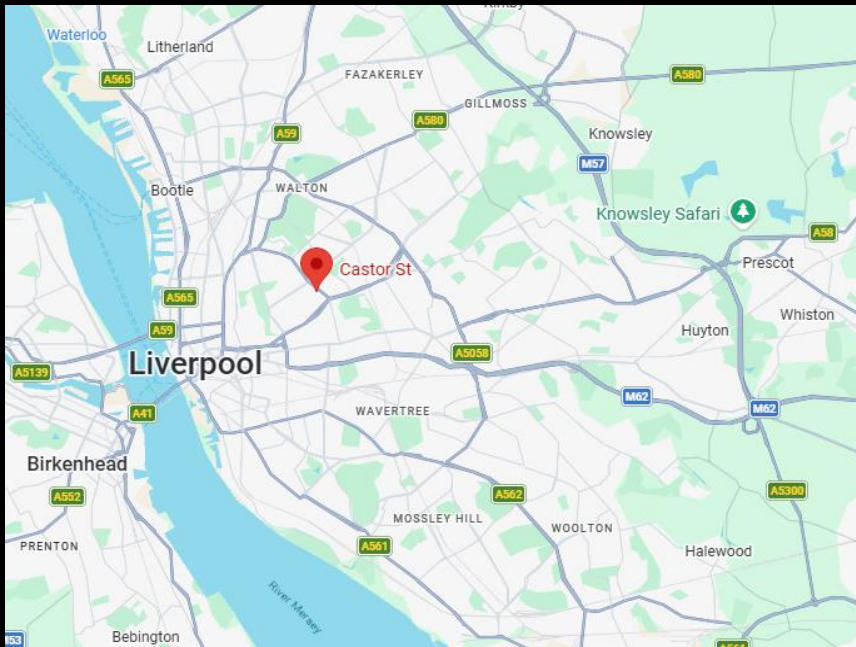
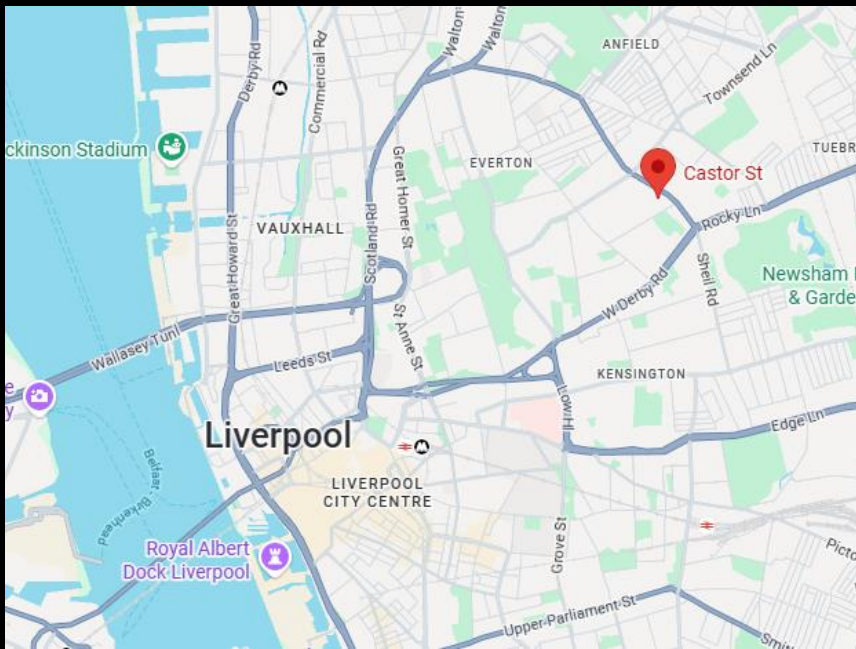
Larch Lea Industrial Estate sits just off Belmont Road and is approximately three miles North-East of Liverpool City Centre, close to the Anfield Stadium Road. The A5089 is immediately adjacent to the site which links to the A5049 and then the M62. Liverpool John Lennon Airport is situated approximately 9 miles south of the estate and it is within a 25-minute drive time. The A5089 is immediately adjacent to the site which links to the A5049 and then the M62.

DESCRIPTION

Larch Lea Industrial Estate comprises of 20 industrial units spread across 4 terraces. The units are popular with traditional light manufacturing occupiers as well as trade counter operators who require proximity to Liverpool city centre. Each unit benefits from the following specification:

- Steel portal frame construction
- Roller shutter access door to each unit
- 5.5m eaves height
- Dedicated parking areas
- Fully refurbished accommodation
- LED warehouse lighting
- Separate office / amenity block





LEASE TERMS

Available on new flexible leases, terms to be agreed

LEGAL COSTS

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

EPC

Available upon request.

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.

CONTACT

For further information / viewings please contact:

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