



LIVER INDUSTRIAL ESTATE

TO LET

INDUSTRIAL / WAREHOUSE UNIT
5,499 SQ FT (510.86 SQ M)

Long Lane, Liverpool • L9 7ES

UNIT G7



LOCATION

The subject premises are located on the well established Liver Industrial Estate just off Long Lane B5187. Long Lane links to the East Lancs Road (A580) which provides direct access to Junction 5 of the M57, approximately 2 miles to the east, and to Liverpool City Centre via the A59, approximately 3 miles to the south west.

The unit is located close to Taskers DIY and the area is popular with trade counter operators.



ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
G7	5,499	510.86

DESCRIPTION

The property comprises a modern terraced industrial warehouse of steel portal frame construction with brick elevations to approximately 2 metres with profile steel cladding above. The unit has been fully refurbished.

SPECIFICATION

- Steel portal frame construction
- 5.5m eaves height
- Secure yard areas
- Full height loading door
- Ancillary offices
- Welfare facilities



BUSINESS RATES

Rateable Value effective 1 April 2023 is £26,250. Interested parties are advised to verify this via Liverpool City Council.

SERVICE CHARGE

Service charge and building insurance are payable, prices tbc.

EPC

EPC Rating C.

VIEWINGS

For further information or to arrange a viewing, please contact:



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