

TO LET

Under Refurbishment Ind. Units at Yardley Road, L33

2 Units: 223.89 (2,406 SQ. FT) - 516.35 SQ. M
(5,558 SQ. FT) with 0.67 acre yard

-
- ❖ NEWLY REFURBISHED TO INCLUDE NEW INSULATED ROOF AND CLADDING
 - ❖ SUBSTANTIAL SELF-CONTAINED CORNER PLOT
 - ❖ AVAILABLE AS A WHOLE/MAY SPLIT
 - ❖ SECURE PERIMETER BRICK WALL AND STEEL PALISADE FENCING
 - ❖ EXCELLENT LINKS TO THE M57 & EAST LANCASHIRE ROAD



LOCATION

The property is located on the corner of Yardley Road and Acornfield Road within Knowsley Industrial Estate located 10 miles north east of Liverpool.

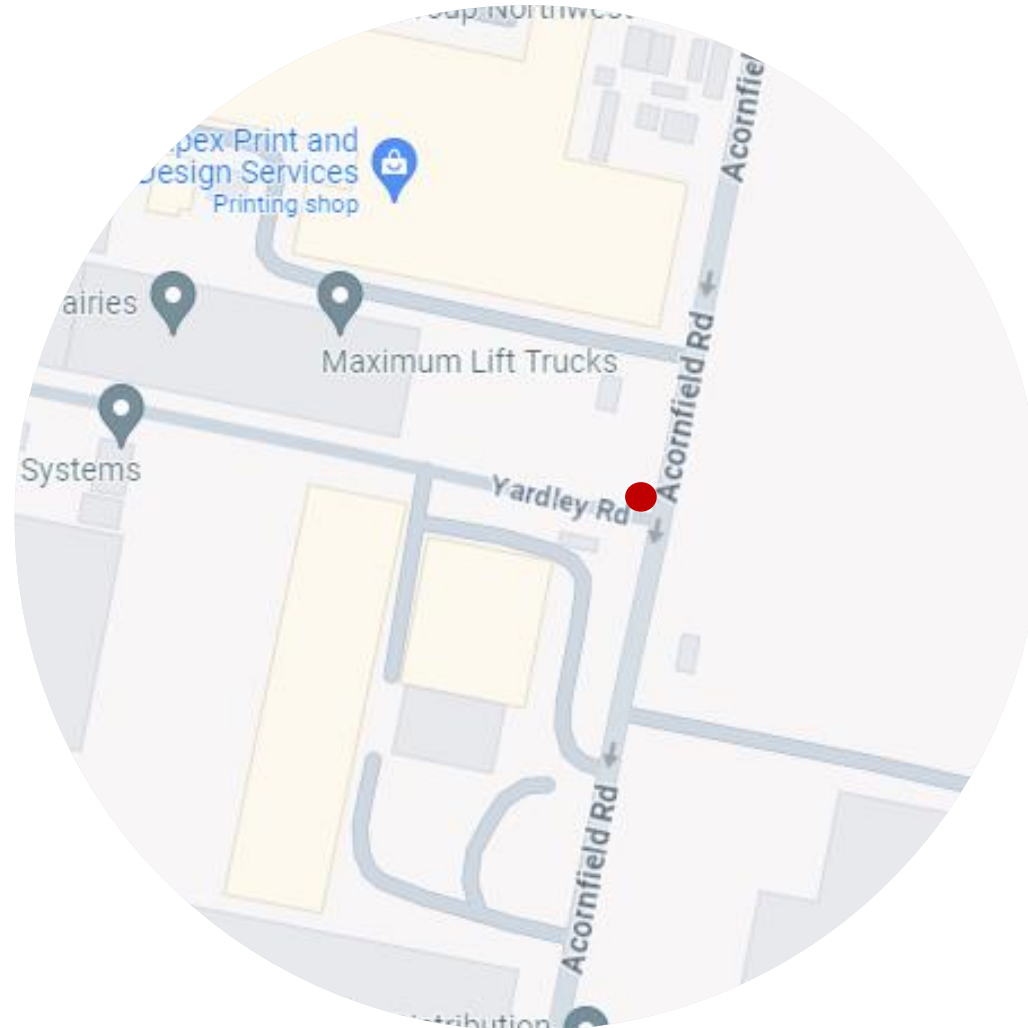
The site benefits from excellent access to the motorway network, just 2 miles from the A580/M57 (J4/5) intersection and 5 minutes from J23 of the M6.

DESCRIPTION

The subject properties consist of newly refurbished industrial units and substantial hard core surfaced yard accessed off Yardley Road.

The refurbishment includes fully insulated new roofs and grey cladding, new brickwork up to cladding, new toilets, redecoration and grading of yard. The industrial units also benefit from new electrical roller shutters with fob control.

The units are of steel portal frame construction providing excellent eave heights ranging from 4m at lowest up to 7m at highest.



The units are accessed via electric shutters with 3.5m high openings and are 2.86m and 3.76m respectively.

The premises are secured via steel palisade fencing and a brick perimeter wall.

SITE AREA

Total site area: c. 0.67 acres (0.27ha)

Unit 1 – 223.89 sq.m (2,410 sq. ft)

Unit 2 – 223.50 sq.m (2,406 sq. ft)

Total – 447.39 sq. m (4,816 sq. ft)

RATEABLE VALUE

All interested parties to rely on their own enquiries.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs. The right is reserved to require a legal undertaking prior to drafting of a new lease.



EPC

This property's current energy rating is to be assessed following refurbishment.

TERMS

This premises are available to lease on a new full repairing and insuring basis at a rent of £89,000 p.a.

The tenant is also responsible for all occupational costs associated with their occupation. Further details available upon request.

VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at the prevailing rate. Further information on request.





VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

commercial@keppiemassie.com
Tel: 0151 255 0755

timgarnett@keppiemassie.com
07852 240103



DISCLAIMER - Keppie Massie (KM) give notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
2. No employee of KM has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property.
3. KM will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and KM have not tested any services, equipment or facilities. Purchasers/Tenants must satisfy themselves by inspection or otherwise.
6. KM will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
7. Unless otherwise stated, all prices and rents are quoted exclusive of VAT
8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

Agents Note

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

Date of Publication: August 2024 – VP.1

