



CHARNOCK POINT

CHARNOCK ROAD, LIVERPOOL L9 7ET

10 NEW BUILD
INDUSTRIAL UNITS

138 – 185 sq m
(1485 – 1990 sq ft)

ENTER



DESCRIPTION

Phase II provides 10 new build industrial units across 2 separate blocks. Now complete and offered for sale or lease. Each unit is suitable for commercial, industrial & warehousing purposes. They can be taken individually or in combination.

SPECIFICATION

- Steel portal frame
- Insulated profile cladding
- Full height loading door
- 5.8m eaves / 7.5m ridge
- WC facilities
- Landscaping
- On-site parking
- Electric vehicle charging
- Pedestrian walks and crossing
- Potential to combine

	sq m	sq ft
Unit 57	184	1978
Unit 59	138	1487
Unit 61	138	1487
Unit 63	139	1495
Unit 65	184	1979
Unit 60	183	1971
LET	138	1488
Unit 56	139	1494
Unit 54	140	1508
Unit 52	184	1980

UNITS





LOCATION

Charnock Point is located on Charnock Road, Aintree which is accessed from the East Lancashire Road (A580), approximately 1/4 mile via Stopgate Lane. It has excellent transport links being 5 mins from J4 of M57 accessed via East Lancashire Road, which provides easy access to Liverpool's City Centre, Knowsley and surrounding areas.

The Long Lane / Aintree area is a long established industrial / trade counter location with national occupiers including Taskers, SIG, Screwfix and multiple local trade counter operators.





TERMS

The units are offered for sale on long leasehold terms, or alternatively they are available to rent on new full repair & insuring terms. Additional estate charges are payable to contribute toward the management and upkeep of the building and wider estate.

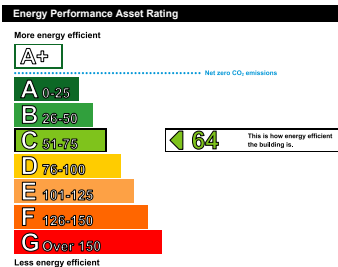
Prices exclusive of but subject to VAT at the prevailing rate.

Further details available on request.

LEGAL COSTS

All parties to bear their own legal costs.

EPC



CONTACT

For further information contact the joint agents:



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