TO LET
LIGHT INDUSTRIAL WAREHOUSE SPACE
UNITS AVAILABLE FROM
1,000 - 27,500 SQ FT
(92.9 - 2,555 SQ M)

FLEXIBLE TERMS
£3.25 PER SQ FT

LOCATED IN THE
COOPERS BUSINESS PARK

The estate benefits from excellent road links with the East Lancashire Road (A580) located immediately to the south which provides access to Liverpool and Manchester. Junction 4 M57 is located 2 miles to the south west and provides access to M6 located approximately 5 miles to the south which in turn gives access to the M62 Junction 2.

Liverpool John Lennon Airport is located approximately 9 miles to the south.

LOCATION
The estate is situated in a convenient location approximately 7 miles to the north east of Liverpool City Centre. St Helens is located approximately 6 miles to the east and Manchester City Centre is located 25 miles to the east.

The estate benefits from excellent road links with the East Lancashire Road (A580) located immediately to the south which provides access to Liverpool and Manchester. Junction 4 M57 is located 2 mile to the south west and provides access to M62 located approximately 5 miles to the south which in turn gives access to the M62 Junction 2.

Liverpool John Lennon Airport is located approximately 9 miles to the south.

VIEWING
Strictly by appointment with the joint agents.

A THRIVING INDUSTRIAL ESTATE LOCATED IN THE ESTABLISHED KNOWSLEY INDUSTRIAL AREA

"Britonwood Trading Estate has been our base for 2 years and it is ideal location and represents great value for money accommodation"
ABERCROMIE ROAD
FARADAY ROAD

DESCRIPTION
Britonwood Trading Estate is a thriving industrial estate located in the established Knowsley industrial area in a convenient location close to the A580, East Lancashire Road and just 1 mile to the north east of Junction 4 M57.

Surrounding occupiers include:

The estate provides 37 industrial units ranging in size from 1,000 - 27,500 sq ft (92.9 - 2,555 sq m).

From small starter units of 1,000 - 2,000 sq ft to larger units of 1,000 - 27,500 sq ft the estate has the flexibility to accommodate a wide range of requirements.

SPECIFICATION
- 3 phase power
- CCTV monitored
- Roller shutter doors
- Flexible terms
- Parking
- Open warehouse accommodation
- 10% office content (in units above 5,000 sq ft)
- Lighting to warehouse
- Kitchen and WC's
- Yard area

DISPOSAL
Each unit is available by way of a new lease on terms to be negotiated.

VAT
All prices & outgoings are exclusive of but may be liable to VAT.

LEGAL COSTS
Each party to be responsible for their own legal fees incurred in the transaction.

SCHEDULE OF ACCOMMODATION

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<th>SQ FT</th>
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<td>26 &amp; 27</td>
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Please call the agents for current availability

‘Citivale have demonstrated their commitment to us a fair and trusted Landlord’

‘Britonwood Trading Estate has been our base for 18 months because it offers the right balance of flexibility and cost’