

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

BRITONWOOD

TRADING ESTATE



FLEXIBLE TERMS
RENTS FROM
£2.75 PER SQ FT

A58/M57 • KNOWSLEY • LIVERPOOL • L33 7YN

On the instructions of
CITIVALE



BRITONWOOD
 TRADING ESTATE

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 1 mile to the south west and provides access to M62 located approximately 5 miles to the south which in turn gives access to the M6 Junction 21a.

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



The estate benefits from excellent road links with the East Lancashire Road (A580) located immediately to the south



VIEWING

On the instructions of
CITIVALE

Strictly by appointment with the joint agents.

LITTLER & ASSOCIATES
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 www.littlerandassociates.co.uk

B8
 0151 675 5000
 www.b8re.com



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

A THRIVING INDUSTRIAL ESTATE LOCATED IN THE ESTABLISHED KNOWSLEY INDUSTRIAL AREA



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

SCHEDULE OF ACCOMMODATION

UNIT	SQ FT	UNIT	SQ FT	UNIT	SQ FT
1	5,393	15	5,383	Block A	27,655
2	5,393	16	5,383	Starter Unit 1	930
3	5,393	17	5,383	Starter Unit 2	942
4	5,393	18	10,185	Starter Unit 3	1,326
5	5,393	19	10,208	Starter Unit 4	1,500
6	5,392	20	5,380	Starter Unit 5	2,215
7 & 8	10,784	21	5,373	Starter Unit 6	2,170
9	5,392	22	5,373	Starter Unit 7	2,124
10 & 11	10,784	23	5,373	Starter Unit 8	2,170
12	5,383	24	5,373	B	8,240
13	5,383	25	5,373	Yard : 0.9 Acres	
14	5,383	26 & 27	22,250	Please call the agents for current availability	

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.



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 5,000 - 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 (to units above 5,000 sq ft)
- Lighting to warehouse
- Kitchen and WC's
- Yard area



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