

TO LET

Modern Industrial Unit with Yard and Offices
5,026 sq.ft. (467 sq.m.)

Rental Details Available Upon Request



2 YARDLEY ROAD, KNOWSLEY INDUSTRIAL PARK L33 7SS

LOCATION

The property is located on Yardley Road on the well established and popular Knowsley Industrial Estate close to the A580 East Lancashire Road and junctions 4 and 5 of M57 motorway.

DESCRIPTION

The property comprises a modern warehouse unit of steel frame construction with high quality brick and profile metal clad elevations under a pitched roof. The warehouse benefits from sodium lighting and an electric roller shutter door. There is a two storey office section located to the front of the property comprising w.c.s and a reception area at ground floor and two offices at first floor level. The offices benefits from heating and comfort cooling.

AVAILABILITY

Measured on a gross internal area basis the accommodation extends to:

Warehouse	378.0 sq m	(4,069 sq ft)
Offices	88.9 sq m	(957 sq ft)
Total	466.9 sq m	(5,026 sq ft)

TENURE

The premises will be made available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

BUSINESS RATES

The tenant will be responsible for the payment of Business Rates.

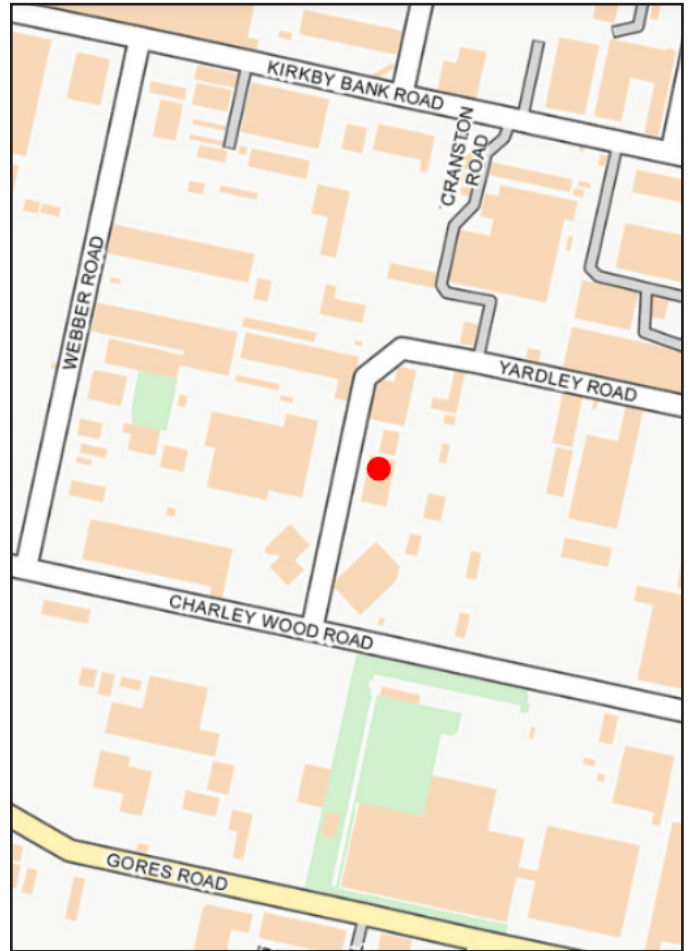
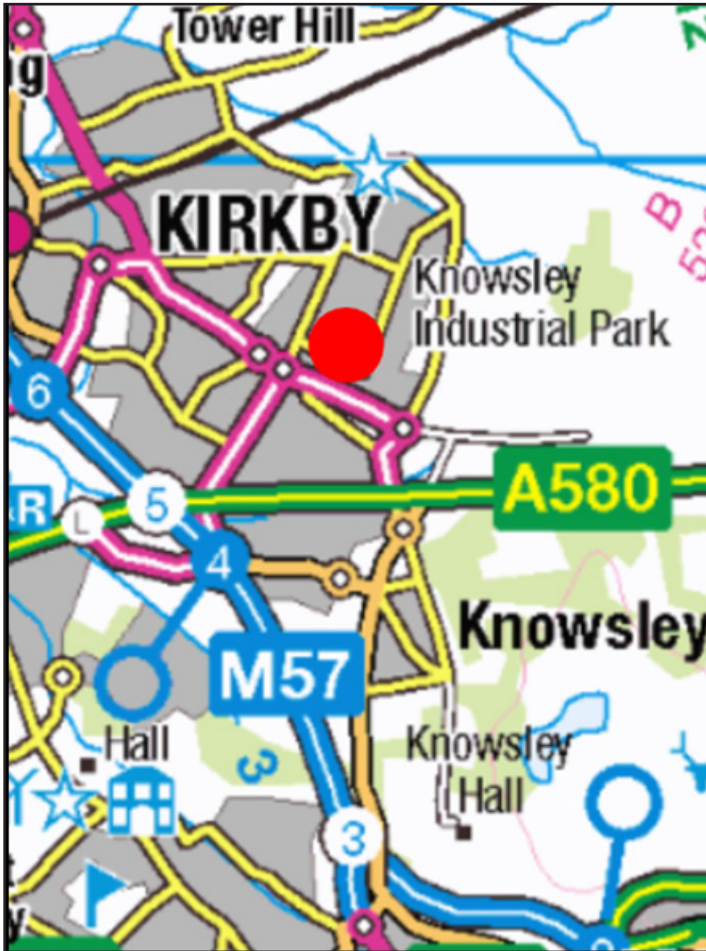
VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT

RENT

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LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop or Sam Pearce of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: nickharrop@hwandp.co.uk

[sampearce@hwandp.co.uk](mailto:sampearse@hwandp.co.uk)

Subject to Contract

Details Prepared July 2025

