



FOR SALE / TO LET
INDUSTRIAL / WAREHOUSE UNITS
FROM 1,416 SQ FT

BRASENOSE
INDUSTRIAL ESTATE
LIVERPOOL L20 8PZ

 **ST.MODWEN**

LOCATION

Brasenose Industrial Estate is located between Derby Road (A565) and Stanley Road (A567) within an established industrial area situated approximately 3 miles north of Liverpool City Centre. The Estate and available accommodation is centered around Brasenose Road (B5318) with access from Millers Bridge / Balliol Road to the north and Bankhall Street to the south.

The Estate benefits from excellent road communication and public transport links. In particular, the properties are within a short walking distance from both Bootle Oriel Road and Bankhall railway stations.

DESCRIPTION

Brasenose Industrial Estate has been recently extensively refurbished and comprises five existing industrial buildings which are subdivided to provide over 29 units from 1,416 to 4,233 sq ft. These units can be combined to provide over 18,000 sq ft of industrial / warehouse space.

Building A	7 units from 2,224 sq ft to 2,718 sq ft
Building B	7 units from 2,433 to 3,030 sq ft
Building C	3 units from 2,894 to 4,233 sq ft
Building D	2 units of 1,416 sq ft
Building E	2 units of 2,235 sq ft each

Please note: Building A has the benefit of self-contained secure yards with the majority of all available units incorporating office accommodation and ample car parking.

TERMS

The units are available for sale or to let on flexible terms to be agreed.

PRICE / RENTAL

On application.

VAT

All prices and rentals are quoted exclusive of VAT to which they may be liable.

VIEWINGS

Strictly by appointment with the sole agents, Keppie Massie. Please contact:

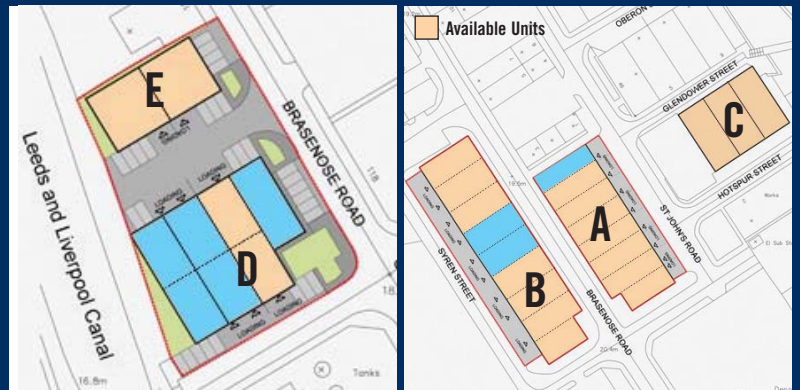
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SITE PLAN



MISREPRESENTATION ACT 1967

These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967. June 2008.

ALL ENQUIRIES



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