



FOR SALE / TO LET
INDUSTRIAL / WAREHOUSE UNITS

REFURBISHED UNITS FROM 2,400 SQ FT
NEW BUILD UP TO 20,000 SQ FT

GILLMOSS INDUSTRIAL ESTATE
A580 STONEBRIDGE LIVERPOOL L11 0ED

 **ST.MODWEN**

LOCATION

Gillmoos Industrial Estate is ideally situated just off the A580 East Lancashire Road, a key arterial route into Liverpool and just 1 mile from the M57, providing immediate access to the motorway network. The Estate borders the prestigious Stonebridge Park development and Stonebridge Cross retail and leisure development.

Approximate drive times

Liverpool city centre (5 miles) - 15 minutes
M57 - 2 minutes
M62 - 10 minutes
M6 - 20 minutes
John Lennon Airport - 20 minutes
Rail freight at Knowsley - 5 minutes
Container port at Seaforth - 15 minutes
Container port at Garston - 20 minutes

DESCRIPTION

Gillmoos Industrial Estate consists of 14 modern industrial units within gated and fenced secure boundaries, providing a range of accommodation from 3,498 sq ft to 5,615 sq ft. In addition units A and B are due to undergo an extensive refurbishment programme to create 8 smaller units from approx 2,400 sq ft with their own enclosed yards.

DESIGN & BUILD

20,000 sq ft of industrial /warehouse accommodation.
Further details available upon request.

TERMS

All units may be leased on flexible terms with a number of effective freehold interests available. For full details, please contact the sole appointed agents.

PRICE / RENTAL

On application.

VAT

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

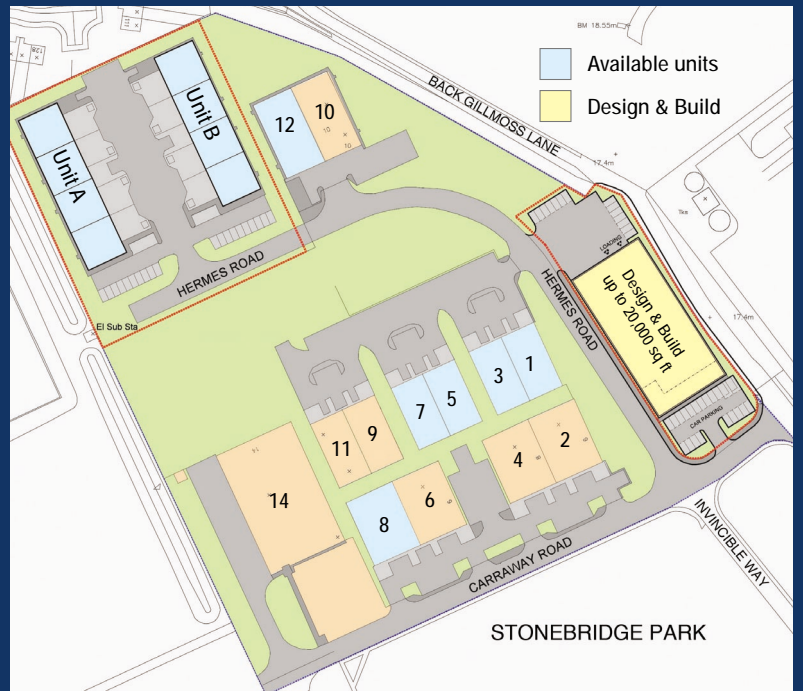
VIEWINGS

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

Rupert Lowe: rupertlowe@keppiemassie.co.uk
Andrew Byrne: andrewbyrne@keppiemassie.co.uk
Tel: 0151 255 0755



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. May 2008

ALL ENQUIRIES



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