



FOR SALE / TO LET
REFURBISHED INDUSTRIAL UNITS
FROM 2,093 SQ FT

LARCH LEA
INDUSTRIAL ESTATE
LIVERPOOL L6 5BN

 **ST.MODWEN**

LOCATION

The Larch Lea Industrial Estate is situated off Belmont Road (A5089) approximately 3 miles North East of Liverpool City Centre.

The Estate is highly accessible with Belmont Road linking two main arterial routes to and from the City Centre, namely Breck Road (A580) and West Derby Road / Rocky Lane (A5049). These routes in turn provide excellent access to the main local roads, East Lancashire Road, M62 and the national motorway network beyond. In addition the Estate is also well served by public transport links.

DESCRIPTION

Larch Lea is an established industrial location popular with traditional workshop / warehouse users and trade counter operators. The Estate provides a variety of units and St Modwen Developments has recently completed an extensive refurbishment.

The original buildings have been vastly improved with the benefit of additional elements including a number of private self-contained yards. The available accommodation comprises a number of units in two terraces with the flexibility to combine units if desired.

ACCOMMODATION

- Building A Units available from 2,604 sq ft to 2,659 sq ft
- Building B Unit available at 2,195 sq ft
- Building C 5 units from 2,093 sq ft to 2,168 sq ft
- Building D Fully Let

TERMS

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

PRICE / RENTAL

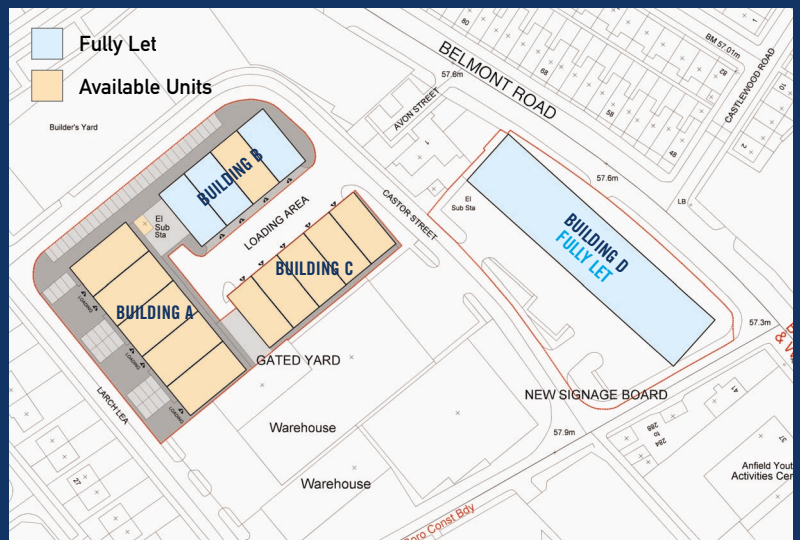
On application.

VAT

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

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



VIEWINGS

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

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ALL ENQUIRIES



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