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Not to scale. For identification purposes only

- **Vacant commercial unit.**

Description A vacant industrial property which is set back from a large concrete slab yard area, within an enclosed site. The property comprises of a rectangular shaped warehouse with two offices and a toilet situated at the end of the property. The unit has access to three phase power, sodium lighting, CCTV and two electric roller shutter doors. The property is of breeze block construction with full external over-clad and also benefits from a new roof.

Situated Within Knowsley Industrial Estate within close proximity to all transport links including motorways.

Warehouse 236 sq.m (2,541 sq.ft).

Yard 448.90 sq.m (4,832 sq.ft).
Total site area 0.16 acres (709.04 sq.m. / 7,632 sq.ft).

EPC Rating D