

LOT
35

2-4 Lodwick Street, Liverpool L20 8LU VACANT COMMERCIAL

Guide price **£90,000 +**



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Not to scale. For identification purposes only

A vacant industrial unit providing clear warehouse space. The property benefits from concrete floors, translucent roof panels, three phase electricity supply and ample office, canteen and WC facilities. There is a walled and gated yard area to the front of the main unit which provides access to the main warehouse via chain operated roller shutters and also to a separate self-contained two-storey office building. The adjacent landsite is bounded on all sides by palisade steel fencing and also benefits from self-contained gated access via Lodwick Street.

Situated

on Derby Road between its junction with Millers Bridge and Bankfield/Bankhall Street within a well established industrial and trade counter location. Derby Road runs parallel with A5036 Regent Road within the main North Docks providing a vibrant distribution network connected with the Liverpool Mersey.

Accommodation

Warehouse: 658.66m² (7,090 sq.ft)
Internal Offices: 60.39m² (650 sq.ft)
Mezzanine Storage: 47.85m² (515 sq.ft)
Self Contained Offices: 68.61m² (1,815 sq.ft)
Adjacent Landsite: 0.20 acre approx.