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Richmond House, 168 Richmond Row, Liverpool L3 3BL

VACANT COMMERCIAL

Guide price **£125,000 +**



Vacant warehouse premises consisting of a detached office/workshop building arranged in part over 3 floors consisting of a large industrial workshop area with ancillary mezzanine storage accommodation together with office accommodation arranged over ground, first and second floor level. Internally the premises benefit from concrete floors, suspended ceilings and central heating in part, gas and electric mains supply and kitchen and staff W.C facilities. The workshop area can be accessed by an electric roller shutter fronting onto Drinkwater Gardens and the office building accessed via a personnel entrance fronting onto Richmond Row.

Situated

Located on Richmond Row within a well established industrial area situated approximately 1 mile from Liverpool City Centre. Nearby Scotland Road (A59) provides good transport links to Liverpool City Centre, the Docklands area and the local motorway network (M53, M57 and M58 motorways).

Accommodation

Warehouse 1: Main Workshop 163.16m² (1,756sq.

ft) Mezzanine Space 151.67m² (1,632 sq.ft)

Warehouse 2: 114.05m² (1,227 sq.ft)

Workshop/Office Building:

Ground Floor – Workshop: 68.29m² (735.02 sq.ft)

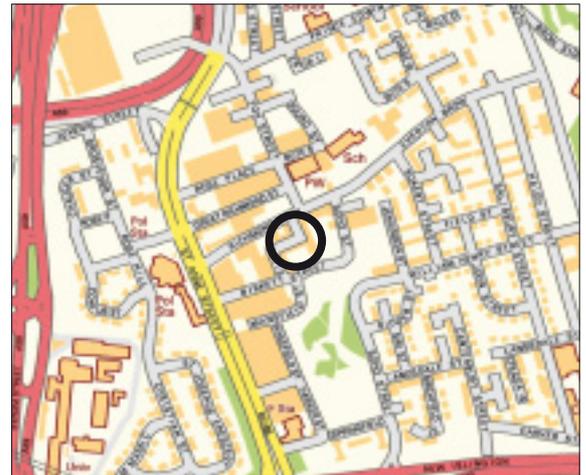
First Floor – Office: 47.28m² (508.92 sq.ft)

Second Floor

Office Accommodation – 48.19m² (518.72 sq.ft)

Kitchen 8.49m² (91.35 sq.ft) Total Area: 601.13m²

(6,470 sq.ft)



Not to scale. For identification purposes only

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