

LOT  
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Unit 20 Lingard Court, Owen Drive, Skypark Industrial Estate L24 1YL

GUIDE PRICE **£50,000+**\*

VACANT COMMERCIAL

- Industrial unit suitable for a number of uses totalling 963 sq ft

The property comprises a middle terrace industrial unit of steel portal frame construction with full height brick and blockwork elevations to 3 walls and with lower level brick and blockwork wall to the front elevation with profile metal clad sheeting to the eaves. The roof is of a similar underlined profile metal clad treatment incorporating translucent roof panels providing good levels of natural light further supplemented by fluorescent strip units. Internally, the property has an eaves height of 5m and is accessed via a single roller shutter door with a clearance height of 4.25m together with a single pedestrian door. The unit provides predominantly open plan workshop space with toilet and wash facilities located to the rear. Externally, the premises benefits from car parking and an area for loading to the front of the unit.

**Situated** Within the Skypark Industrial Estate which comprises a modern popular industrial location accessed off Speke Hall Avenue and within approximately 1/4 of a mile of Liverpool John Lennon Airport. The estate benefits from excellent road links throughout the region lying within easy reach of Speke Boulevard (A561) which

provides access to Liverpool City Centre approximately 7 miles to the South, together with the A5300 Knowsley Express Way linking the property to both the M57, M62 and national motorway network.

**Joint Agent**

**Hitchcock Wright**  
Real Estate Services

