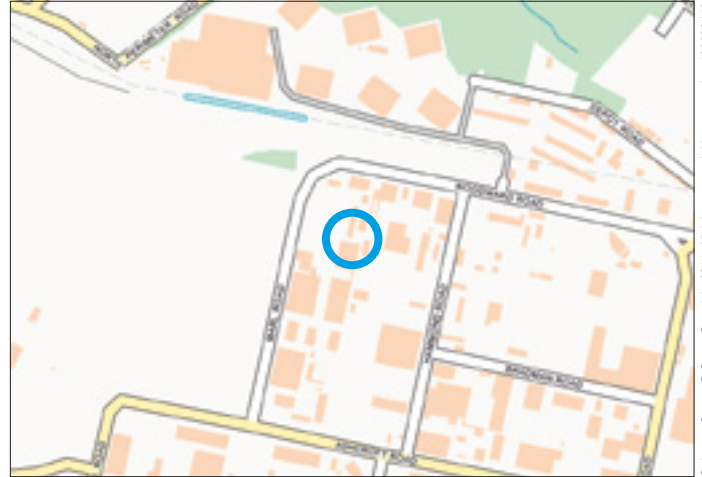




- **Vacant commercial unit.**

**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.



Not to scale. For identification purposes only

**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).