

FOR SALE

FORMER DEPOT

SECURE CONCRETE SURFACED YARD AND STORES

IDEALLY SUITED FOR OWNER OCCUPATION, DEVELOPMENT
OR INVESTMENT

3,469 SQ.FT. (322 SQ.M.) ON 1.018 ACRES (0.41 HECTARES)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS



EDWARDS LANE, SPEKE, LIVERPOOL, MERSEYSIDE L24 9HX

LOCATION

The property is situated on Edwards Lane Industrial Estate, on the northern side of Edwards Lane, which is accessed via Speke Hall Road. Speke Hall Road connects to Speke Boulevard (A561), the main arterial route linking Liverpool City Centre with Liverpool John Lennon Airport and the Knowsley Expressway. The Knowsley Expressway provides convenient access to the M62 motorway and the wider national motorway network.

Nearby key amenities include Liverpool John Lennon Airport, Liverpool South Parkway transport interchange, which provides rail links to Birmingham and London Euston, and Mersey Retail Park.

Connections

Liverpool John Lennon Airport	2 Miles
Liverpool Parkway Interchange	2 Miles
Garston Docks and Rail Freight Terminal	3 Miles
Knowsley Expressway	4 miles
M62 Junction 6	5 Miles
Liverpool City Centre	7 Miles
M62/M6 Intersection	18 Miles
Manchester	33 Miles

DESCRIPTION

The property comprises a fully concrete-surfaced, serviced yard together with a steel portal frame light industrial unit, providing storage accommodation and ancillary amenities at ground and mezzanine levels. The unit has a minimum eaves height of approximately 4.5 metres. The site is secured by steel palisade fencing and security gates.

ACCOMMODATION

The building extends to a gross internal area of:

Ground Floor	2,769 square feet	257 square metres
Mezzanine	700 square feet	65 square metres

SITE AREA

1.018 Acres (0.41 hectares)

TENURE

The site is held on a long leasehold interest (Title No. LA334062 and MS454228) for a term expiring on 01/04/2942 at a peppercorn ground rent. Further leasehold information is available on request.

PRICE

On application.

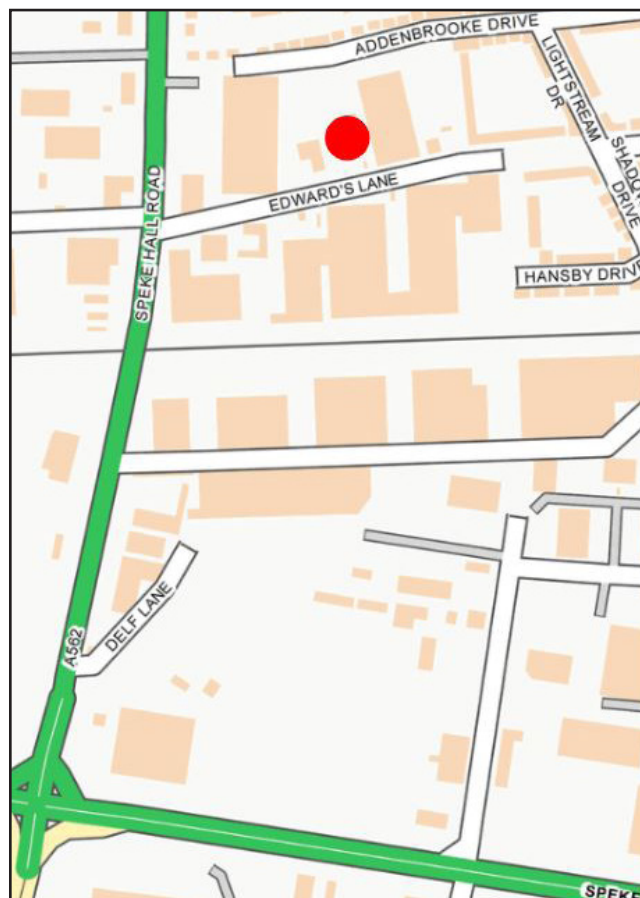
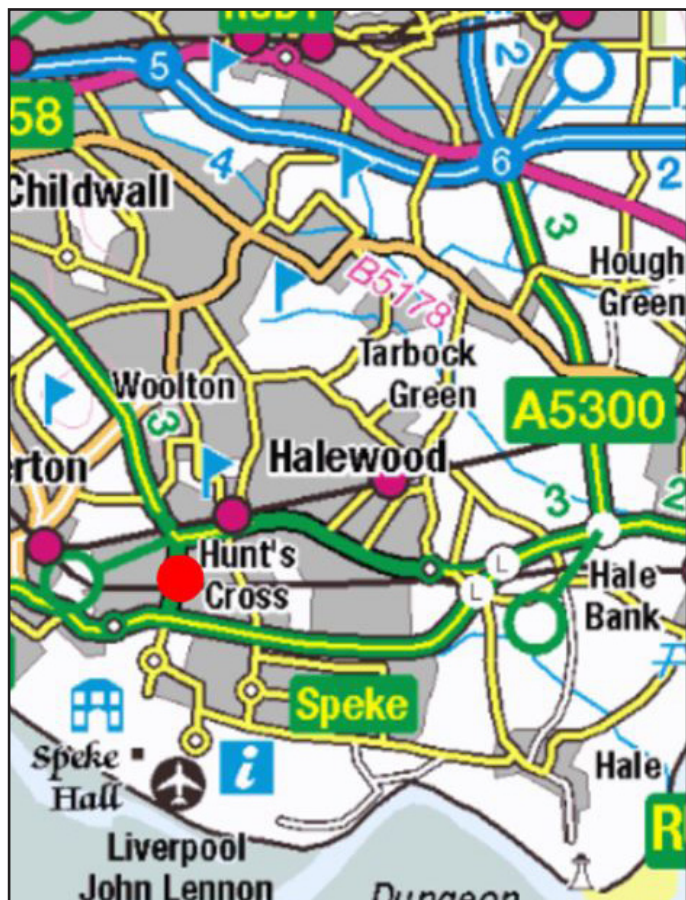
EPC RATING

51C

PLANNING

The site is situated in a Primary Industrial Area in the Liverpool Local Plan. The existing lawful planning use is for storage with full planning approval obtained in 2000 (application ref. 00F/0967).

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VAT

We are advised that the property will attract VAT.

BUSINESS RATES

Interested parties to make their own enquiries.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
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Subject to Contract

Details prepared August 2026

