

TO LET

Liverpool

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Secure Production/storage with Large Yard Unit 3-5 Yardley Rd Knowsley Industrial Park, Liverpool, Merseyside L33 7SS

- 2 acre concrete yard
- Production/Manufacturing & Storage
- Available from end August 2026
- Short or long term lease
- £16,250 pcm + VAT

38,729 sq ft
(3,597.92 sq m)



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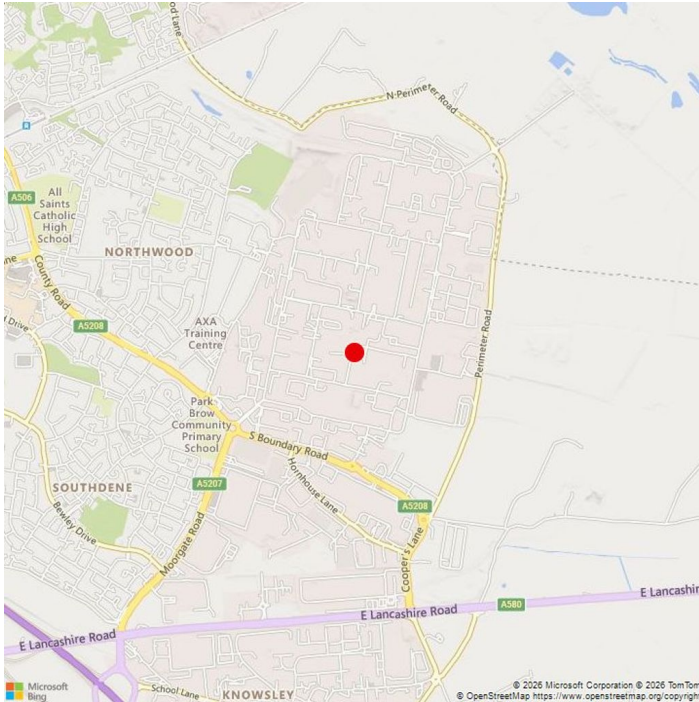
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Unit 3-5

**Yardley Road, Knowsley Industrial Park, Liverpool,
Merseyside L33 7SS**



Location The subject site is the former Cubis facility on Yardley Rd in the heart of the long established established Knowsley Industrial Park, Merseyside. Knowsley Industrial Park, occupies a pivotal position in Liverpool at the intersection of the East Lancs Road (A580) and the M57 motorway. The Park is broadly equidistant to Liverpool City Centre and the M6 10 minutes to the East.

Description The subject facility provides a former production warehouse unit with modern warehouse leading to an expansive yard area.

The yard area is substantially hardstanding and extends to 2 acres (54m x 138 m). The site is fenced and secure. There are 2 gated entrances to the yard area with a separate compound with independent access for parking, with 29 market spaces. The main production unit extends to approx 25,000 sqft plus additional offices and canteen facilities. The unit has 2 surface level loading doors, 3 phase electrics and is of post war, steel truss construction with a minimum working height of 3.2m eaves,

A modern portal frame warehouse is provided to the rear of the site. This has an min eaves height of 6.7m, 3 phase electrics and serviced by 2 full height surface level loading

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Offices	5,662	526
Production/Manufacturing	24,932	2,316.18
Warehousing	6,515	605.24
Total	38,729	3,597.92

Terms

The unit is offered via sublease to expire 31 March 2028 at a passing rental of £ 195,000 pa + VAT.

Alternatively a new lease can be offered for a minimum term of 5 years

Rateable Value

Interested parties are requested to contact the local authority.

We understand the current rateable value is £ 109,000 effective 1 April 2026

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each party to responsible for their own costs in relation to any transaction.

Further Information

Please contact the sole agents, LM6:
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