



LOCATION

The property occupies a prominent position on the south side of Cherry Lane at its junction with the A580 Walton Lane in the Walton area of Liverpool. There are excellent road links, with Queens Drive, the outer ring road, located a short distance from the property, and regular public transport services. Liverpool City Centre is located approximately 4 miles (6.4 km) to the south.

DESCRIPTION

The property provides a steel portal frame light industrial unit with good quality office accommodation, front and rear loading and generous car parking. All main services are available to the property, including a three-phase power supply.

ACCOMMODATION

The buildings extend to the following approximate gross internal floor areas

Warehouse	17,476 sqft	1,623.6 sqm
Mezzanine Office	750 sqft	67.7 sqm
Total	18,226 sq ft	1,692 sq m

TENURE

We understand that the tenure of the property is Freehold.

PRICE/RENT

Upon application

VAT

All figures quoted are exclusive of but may be subject to VAT.

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, Hitchcock Wright & Partners.

Tel: 0151 227 3400

Fax: 0151 227 3010

Email: nickharrop@hwandp.co.uk

Details Prepared March 2020

Subject to Contract

OAKMERE
CHERRY LANE, LIVERPOOL, L4 6UG



FOR SALE / TO LET

Warehouse/Light Industrial Unit
18,226 square feet (1,693 square metres)
Prominent Roadside Location

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk