

FOR SALE: 3.9 Acre Industrial Site



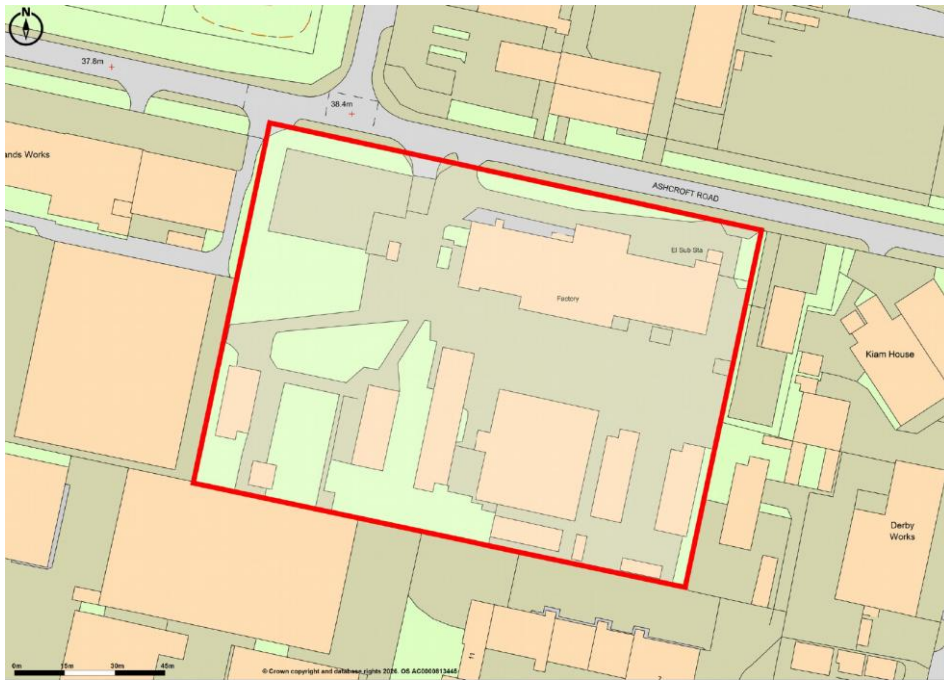
Ashcroft Road, Knowsley Industrial Estate,
Liverpool, L33 7TW
47,593sq ft (4,455 sq m) on 3.9 acres



PROPERTY SUMMARY

The site benefits from the following:

- 3.9 acre site
- Multiple industrial units of varying specifications
- Properties are of steel portal frame construction
- Level loading
- Secure, self contained site
- Hard standing yard area



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LANDMARK INFORMATION Plotted Scale - 1:1500. Paper Size - A4

LOCATION

The site is accessed off Ashcroft Road on the well-established Knowsley Industrial Estate, Merseyside.

Knowsley Industrial estate is situated at the intersection of the East Lancs Road (A580), and the M57 motorway. The A580 leads west towards Liverpool City Centre and M57 leading north towards the M58 and south to the M62.

DESCRIPTION

The units are of steel portal frame construction under a pitched metal clad roof, which incorporates approximately.

The site offers an excellent opportunity for Open Storage situated opposite Amazon's distribution depot.

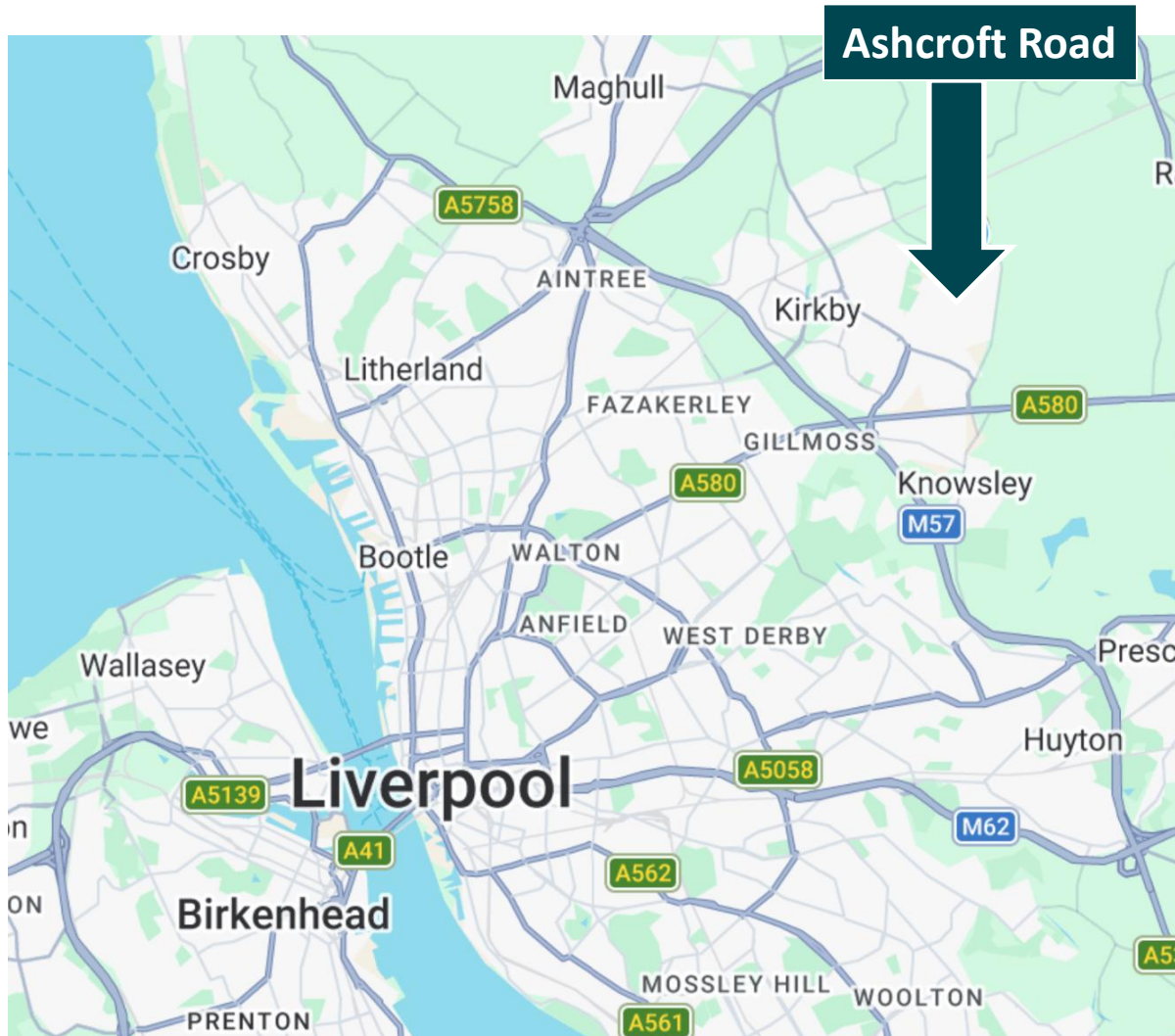
ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following gross internal floor areas:

	SQ FT	SQ M
Total Gross Internal Area	47,953	4,455
Site Area	3.9 acres	







TERMS

Available to purchase on a long leasehold basis. Further details available upon request.

BUSINESS RATES

We recommend that interested parties contact the Local Authority for confirmation of the rates payable.

EPC

The Energy Performance Certificates are available upon request.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

VIEWINGS

Strictly by appointment with Knight Frank.

Contact



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Date of Details: March 2026

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