

AVAILABLE  
JUNE 2025



**TO LET** Prime Trade Location  
**5,853** sq.ft (543.7 sq.m)

**Unit 3, Erskine Industrial Estate, Liverpool, Merseyside, L6 1NA**

- Popular with trade counter operators
- Located on the fringe of Liverpool City Centre
- Occupiers include Halfords Autocentre, Toolstation, and Screwfix

**LCP**  
part of MCore

**01384  
400123**

[searchlcp.co.uk](http://searchlcp.co.uk)





# Unit 3 Erskine Industrial Estate, Liverpool, Merseyside, L6 1NA

## Areas (Approx. Gross Internal)

TOTAL	5,853 sq.ft	(543.7 sq.m)
-------	-------------	--------------

## Description:

- Refurbished industrial/trade unit
- Prime trade location in central Liverpool
- Full height loading bay
- Secure estate

## Rent

£70,000 per annum

## Business Rates

Rateable Value: £42,500

Rates Payable: Tenants to make their own enquiries.

## Service Charge

A service charge will be levied for the maintenance of common areas.

## Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

EPC - B:45. Further information available upon request.

## Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## Location - L6 1NA

The unit is located on Erskine Industrial Estate less than 1 mile east of Liverpool City Centre, with access from the M62 and the M57.



## Viewing

Strictly via prior appointment with the appointed agent



Thomas Marriot

07769 250494

thomas@b8re.com



Nick Bryson

07553 680 122

NBryson@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise of the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).