

# Glacier Buildings

Harrington Road, Liverpool. L3 4BH

Warehouse | 8,043 ft<sup>2</sup>



Two roller shutter doors



Three-phase electricity



2,990 sq ft office space



1 mile to Liverpool City Centre



5.2 m eaves height

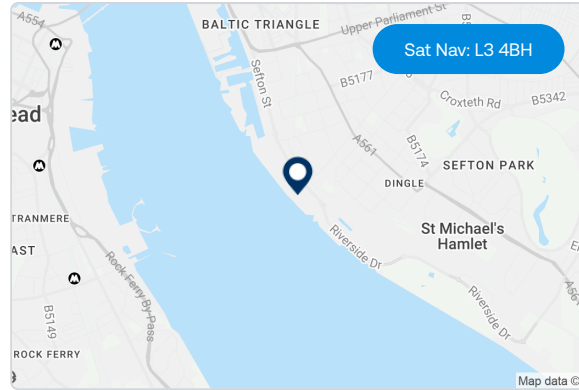


On site parking

Available to Let

LastMileFirst | [mileway.com](https://mileway.com)





## Description

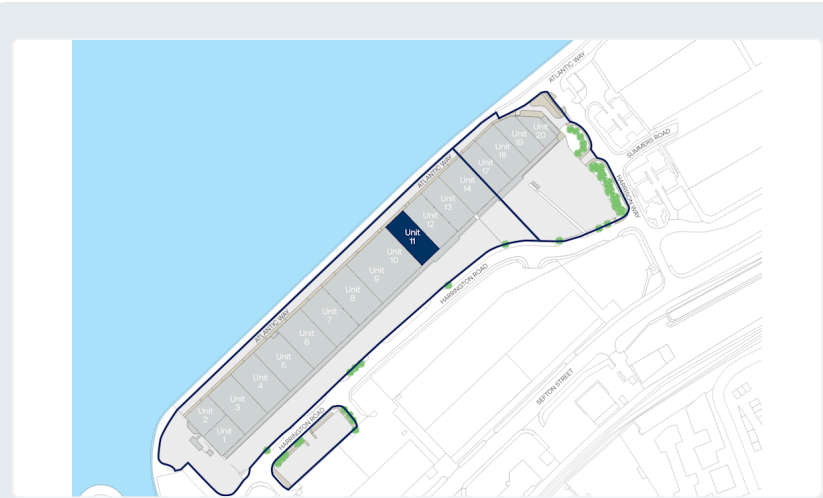
Refurbished modern warehouse/industrial units within a self-contained site of approximately two acres. The units have the benefit of two roller shutter doors, 5.2m eaves height, 3 phase electricity and ample parking spaces. The property also has generous separate office space of approximately 2,990 sq ft.

Situated within close proximity to the City Centre, Baltic Triangle and Brunswick Station, this unit is ideal for commercial use.

## Location

Glacier Buildings is situated at Brunswick Dock, accessed off Sefton Street (A5036). It is one of the main arterial routes into the City Centre providing a mix of leisure and residential uses and is in close proximity to Baltic Triangle.

The property has excellent public transport links with Brunswick Merseyrail Station across from the business park and local bus routes servicing the area. Liverpool John Lennon Airport is just 7 miles to the south.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 11	Warehouse	8,043	Immediately
Total		8,043	

## Further information

**EPC**  
Unit 11: C

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

**Charlotte Middleton**  
Mileway  
northwest@mileway.com  
01925 358160

**Tony O'Keefe**  
LM6  
tony.okeefe@lm6.co.uk  
0151 541 2447

**Thomas Marriott**  
B8 Real Estate  
thomas@b8re.com  
07769 250 494

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**