THE PROPERTY CENTRE
COMMERCIAL LETTINGS

To Let

BRAND NEW INDUSTRIAL UNIT · 1,800 SQ FT

UNIT 7

Cherry Lane, Anfield

SUITABLE FOR MANY USES, SUBJECT TO PLANNING
LIVERPOOL, L4 6UG

RENT	SIZE	AVAILABLE
£20,000 pa	**1,800 sq ft**	**Now**
approx. £11.11 psf	approx. 167.2 sq m	secure gated site



CGI for illustration only

PROPERTY SUMMARY //

One of seven brand new industrial units on a secure, gated site on Cherry Lane, Anfield, close to its junction with the A580 Walton Lane. Approx. 1,800 sq ft, ready to occupy and suitable for a wide range of uses, subject to planning.



CGI for illustration only

UNIT 7 · CHERRY LANE, ANFIELD, LIVERPOOL L4 6UG

- Approx. **1,800 sq ft** brand new industrial unit.
- One of **seven new units** on the scheme.
- **High loading access** suitable for large vehicles.
- Suitable for **many uses**, subject to planning.
- About **3 miles** from Liverpool city centre.
- Rent **£20,000 pa** — approx. £11.11 per sq ft.
- **Secure gated site** with on-site parking.
- **Three-phase electricity**.
- Close to the **A580 Walton Lane** and East Lancs Road.
- Close to **Anfield Stadium** and Stanley Park.

TERMS

Rent

£20,000

per annum · £1,667 per month

Plus service charge. Equivalent to approx. **£11.11 per sq ft**.

New lease on terms to be agreed. **Available now.**

VAT, service charge amount and deposit: [TBC].

LOCATION //

APPROXIMATE DISTANCES

ROAD

A580 Walton Lane	**adjacent**
Liverpool city centre	**c.3 miles**
Queensway & Kingsway tunnels	**c.3 miles**
M57 / M58 (Switch Island)	**c.5 miles**

LOCAL

Anfield Stadium	**c.1 mile**
Stanley Park	**c.1 mile**
Walton and County Road shops	**c.1 mile**

RAIL & PORT

Merseyrail Northern Line stations	**c.1–1.5 miles**
Liverpool Lime Street	**c.3 miles**
Port of Liverpool (Seaforth)	**c.5 miles**

AIR (by road)

Liverpool John Lennon Airport	**c.30 mins**
Manchester Airport	**c.1 hour**



Location plan, schematic and not to scale

OFF THE A580 WALTON LANE, WITH QUICK ROUTES INTO THE CITY CENTRE, THE DOCKS AND THE MOTORWAY NETWORK.

The site is on Cherry Lane in Anfield, north Liverpool, close to its junction with the A580 Walton Lane and next to Anfield Cemetery.

Cherry Lane is an established commercial location with other industrial and leisure occupiers. The A580 gives direct access to the city centre and, via the East Lancs Road, to the M57 and M6.

SITUATION & ECONOMY //

Liverpool is the commercial centre of a city region of almost 1.6 million people. North Liverpool is home to the Port of Liverpool and a large base of trade, logistics and industrial businesses.

Anfield itself is the focus of a long-running regeneration programme led by Liverpool City Council and its partners, including Liverpool FC.

1.59m
residents in the Liverpool City Region

279,000
jobs in Liverpool — 39% of all jobs in the City Region

£250m+
investment in the Anfield area through its regeneration framework

£4m
Walton Breck Road improvements, under way from May 2026

Sources: Core Cities UK (ONS data); Liverpool City Council.

REGENERATION

Anfield Spatial Regeneration Framework — new homes, Anfield Square and street improvements around the stadium.
North Liverpool — brownfield sites being brought forward for development.

LOCAL INVESTMENT

Walton Breck Road — multi-million pound upgrade of the main road behind the Kop, with works started in May 2026.
Cherry Lane — recent investment in new commercial and leisure space.

CONNECTIVITY

Road — A580 to the city centre and East Lancs Road; M57/M58 at Switch Island.
Port — Port of Liverpool and the Liverpool City Region Freeport.
Rail — Merseyrail Northern Line nearby.

ACCOMMODATION //

Unit	Description	sq ft	sq m	Rent pa	Rent psf	Status
Unit 7	Brand new industrial unit	**1,800**	167.2	**£20,000**	£11.11	**Available now**
Unit 3	Brand new industrial unit	1,900	176.5	—	—	Let
Unit A	Larger warehouse unit	3,989	370.6	—	—	Let

Approximate gross internal areas. Rent exclusive of VAT [TBC], business rates and service charge.

SPECIFICATION

- **Brand new unit** within a scheme of seven, ready to occupy.
- **Three-phase electricity**.
- **On-site parking**.
- Could suit **storage, distribution, trade counter, workshop, light industrial, showroom, studio, gym or leisure** use, subject to planning.
- **High loading access** suitable for large vehicles.
- **Secure gated site**.
- Suitable for **many uses**, subject to planning.

VIEWING //

Strictly by appointment with The Property Centre.

07930 946988 richard@propertycentre.org www.propertycentre.org

MARKET COMMENTARY //

Small industrial units in north Liverpool are mostly older or refurbished stock, typically marketed at £8 to £10 per sq ft, while modern trade units closer to the city reach £14.50. New-build small units are scarce. At around £11 per sq ft for a brand new unit on a secure site, Unit 7 is well placed.

£8–£10 psf

asking rents for refurbished units, Millers Bridge Industrial Estate, Bootle

£10 psf

asking rents at Brasenose Industrial Estate, Kirkdale, and Biz Parks, Dunnings Bridge Road

£14.50 psf

asking rent for modern units at Mill Lane Trade Park, off Edge Lane

COMPARABLE UNITS TO LET

Address	Type	sq ft	Asking psf
Mill Lane Trade Park, off Edge Lane	Modern industrial	from 1,000	£14.50
Brasenose Industrial Estate, Kirkdale	Industrial	850–3,500	£10.00
Biz Parks, Dunnings Bridge Road	Refurbished trade counter	from 2,357	£10.00
Millers Bridge Industrial Estate, Bootle	Refurbished industrial	various	£8–£10
Unit 7, Cherry Lane, Anfield	Brand new	**1,800**	**£11.11**

Sources: Avison Young and other agents' listings, 2026. Asking rents, not achieved rents.

WHY CHERRY LANE //

A brand new unit on a secure site in north Liverpool, where new small units rarely come up.

KEY ADVANTAGES

Brand new — one of seven new units, ready to move into.

Value — approx. £11.11 psf for new-build space, against up to £14.50 asked for modern units nearer the city.

Secure — gated site with on-site parking.

Access — off the A580, with high loading for large vehicles and three-phase power.

THE PROPERTY CENTRE

UNIT 7 · CHERRY LANE

ANFIELD, LIVERPOOL, L4 6UG

FURTHER INFORMATION //

RENT
£20,000 per annum (approx. £11.11 per sq ft), plus service charge.

LEASE
New lease on terms to be agreed.

BUSINESS RATES
[TBC] — check with the VOA. Small business rate relief may apply.

SERVICE CHARGE
[Amount TBC]

EPC
[TBC] — available on request.

VAT
[TBC] — figures quoted exclusive of VAT where applicable.

USE
Suitable for many uses, subject to planning. Interested parties should check with Liverpool City Council.

REFERENCES
ID, references and proof of funds required.

CONTACT //

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Viewing strictly by appointment with the sole agent.

Misrepresentation Act: these particulars are a general guide and do not form part of any offer or contract. Descriptions, areas, distances and figures are approximate and given in good faith. Any CGIs are for illustration only. Prospective tenants should satisfy themselves by inspection and enquiry.

[PHOTO OR CGI OF THE CHERRY LANE SCHEME]