

## Prescot Office & Business Park

**ST.MODWEN**  
THE UK'S LEADING REGENERATION SPECIALIST



## TO LET / MAY SELL

High quality offices from 1,495 sq ft to 4,570 sq ft

Available for immediate occupation  
1 mile from motorway network



# Prescot Office & Business Park is a high quality development close to the centre of Prescot and 1 mile from the motorway network.

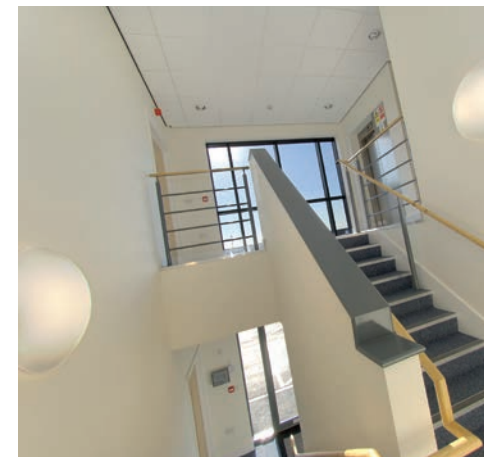
## The opportunity

Developed in 2006 by St. Modwen, the UK's leading regeneration specialist, Prescot Office & Business Park has been very popular due to its location and the quality of the accommodation.

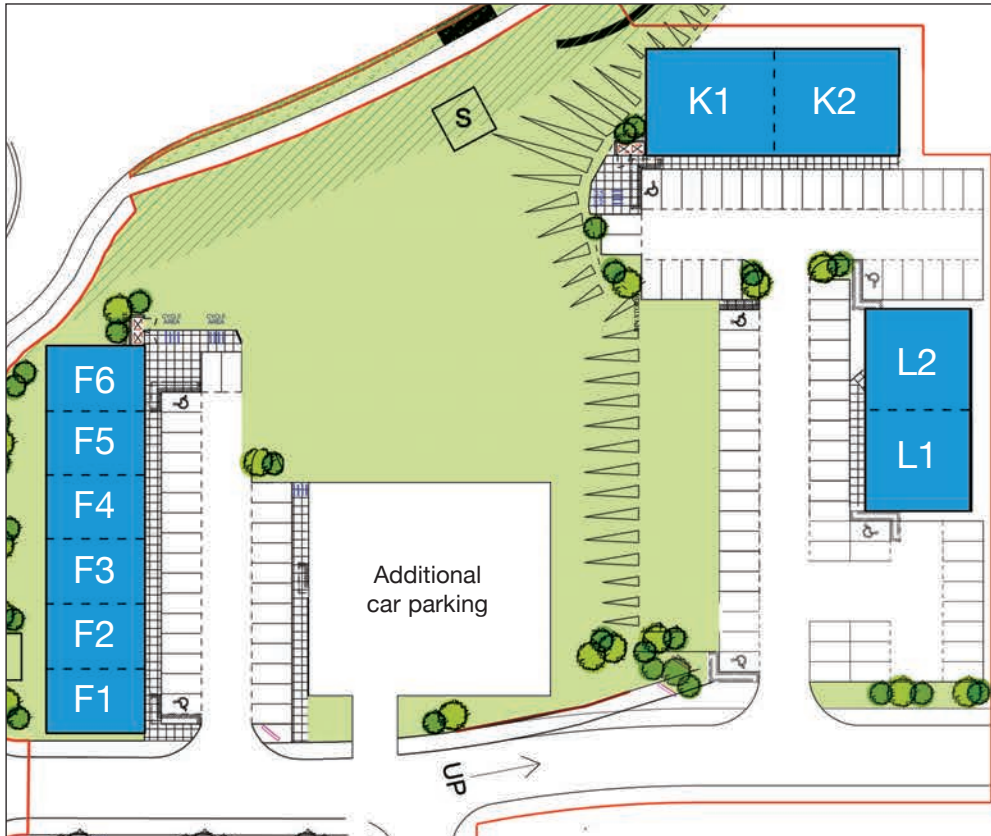
- High quality offices are available from 1,495 sq ft (139 sq m) to 4,570 sq ft (425 sq m)
- Ideal location adjacent to Prescot town centre with easy access and parking
- 5 minute walk to established retail park, including Tesco, Costa Coffee, Boots, Next and McDonalds
- M62 - 3.5 miles, M57 - 1 mile
- Attractive high quality landscaped secure environment
- Available for immediate occupation

## Financial Assistance

The Business Park falls within an area that benefits from grant support being available. Further detailed information is available from the Business Support Team at Knowsley Borough Council who can be contacted on 0151 477 4000 or [business@knowsley.gov.uk](mailto:business@knowsley.gov.uk)







### Available Offices

Office		Sq ft	Sq m
K1	First Floor	1,528	142
K2	Ground Floor	1,515	141
K2	First Floor	1,527	142
K2	Total	3,042	282
L2	Ground Floor	1,495	139
L2	First Floor	1,495	139
L2	Total	2,990	278

Total office space in K:  
4,570 sq ft

Offices may be split by floor  
or let as a whole.

### Accommodation

All the offices are built to a high specification and feature quality finishes.

- Passenger lifts
- Steel Portal Frame Construction
- Good car parking ratio
- Office building L1 has a Ground Floor Slab Loading of 15kN/m<sup>2</sup> and upper floor loading of 4+1kN/m<sup>2</sup>
- Non-slip vinyl tiling to toilets and entrance
- Carpet tile floor covering to all other areas
- Three compartment perimeter trunking to office
- Suspended ceiling
- Gas fired central heating
- Free standing curved glass canopy



## Location

Prescot Office & Business Park is very well located lying only 1 mile from Junction 2 of the M57 and 3.5 miles to the M57/M62 interchange. Junction 7 of the M62 is only 4 miles whilst Liverpool airport is 11 miles to the South West.

The Park is located directly opposite the Cables Retail Park and is within walking distance to Prescot Town Centre and the railway station. Cables Retail Park incorporates a Tesco superstore, Tesco petrol filling station, Argos, Boots, Costa Coffee, Pets at Home, B&M, McDonalds and other stores.

M57	1 mile	3 minutes
M62	3.5 miles	6 minutes
Liverpool Centre	8 miles	20 minutes
Liverpool Airport	10 miles	15 minutes
Manchester Centre	28 miles	35 minutes

## EPCs

Certificates are available on request.

## Terms and VAT

The offices are available to let (may sell), further terms available on request.  
All rents and service charges are quoted exclusive of VAT.



## Further Information:

