



KNOWSLEY POINT

KNOWSLEY INDUSTRIAL ESTATE, LIVERPOOL, L33 7SS

TO LET

INDUSTRIAL / WAREHOUSE UNITS

5,300 TO 36,768 SQ FT

- Prominent Location On Corner Of Yardley Road / Acornfield Road
- Close To A580 And M57 Interchange
- Secure Fenced Site
- Ground Level Loading Doors

ENTER

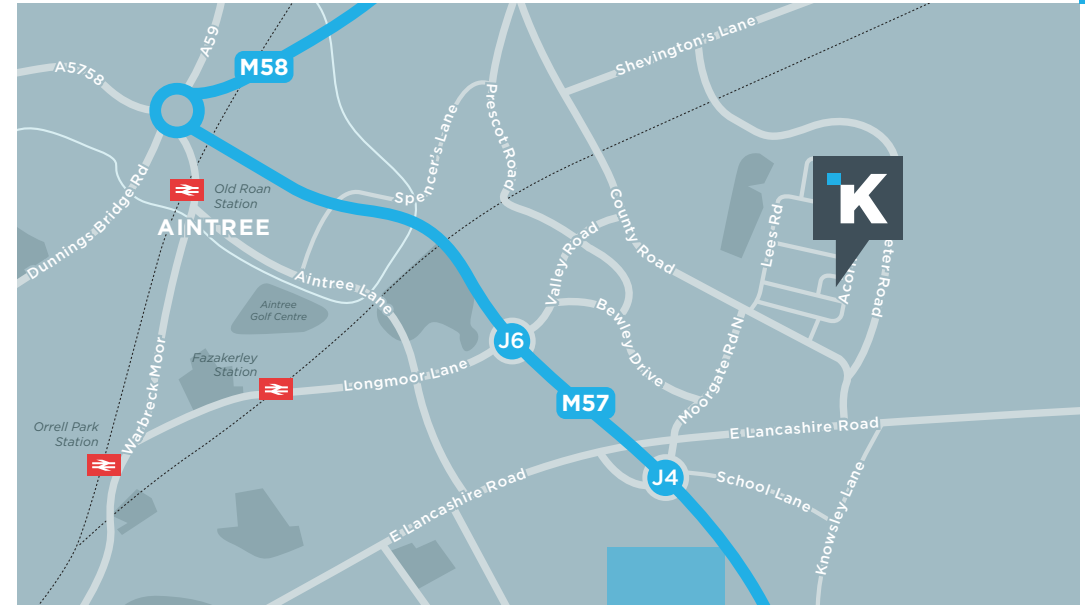
LOCATION

Knowsley Point is located on the corner of Yardley Road and Acornfield Road, on the established Knowsley Industrial Estate, and is accessed via Charleywood Road at the southern end of the estate.

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.

DRIVE TIMES

Liverpool	20 mins
Warrington	30 mins
Manchester	48 mins
Preston	48 mins



SITUATED IN A
WELL ESTABLISHED
INDUSTRIAL AREA

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DESCRIPTION

The estate comprises two separate rectangular parcels of land providing approximately 110,360 sq ft of industrial accommodation and 1,486 sq ft of office accommodation. The units provide the following specification:

- Secure fenced sites
- Minimum of 1 loading bay to each unit
- 3 phase electricity throughout
- Ancillary office accommodation
- Large yard / parking areas



110,360 SQ FT OF
INDUSTRIAL ACCOMMODATION

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edition):

	SQ FT	SQ M
UNIT 1B	8,769	814.7

RENT: £30,700 PA

RV: £20,250

EPC: C(66)

AVAILABILITY: Available April 2019



TWO RECTANGULAR
PARCELS OF **FENCED
AND GATED** LAND



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FURTHER INFO

TERMS

The units are available by way of new full repairing and insuring lease on flexible terms.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All prices, outgoings and rentals are subject to VAT at the prevailing rate.

SERVICE CHARGE

A service charge will be levied for the maintenance and upkeep of the common areas. Details are available upon request.



Misrepresentation Act 1967, Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2019. RB&Co 0161 833 0555. www.richardbarber.co.uk

Asset Managed by

Clearbell

CONTACT

Strictly by prior appointment with the joint agents, Legat Owen or B8.

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