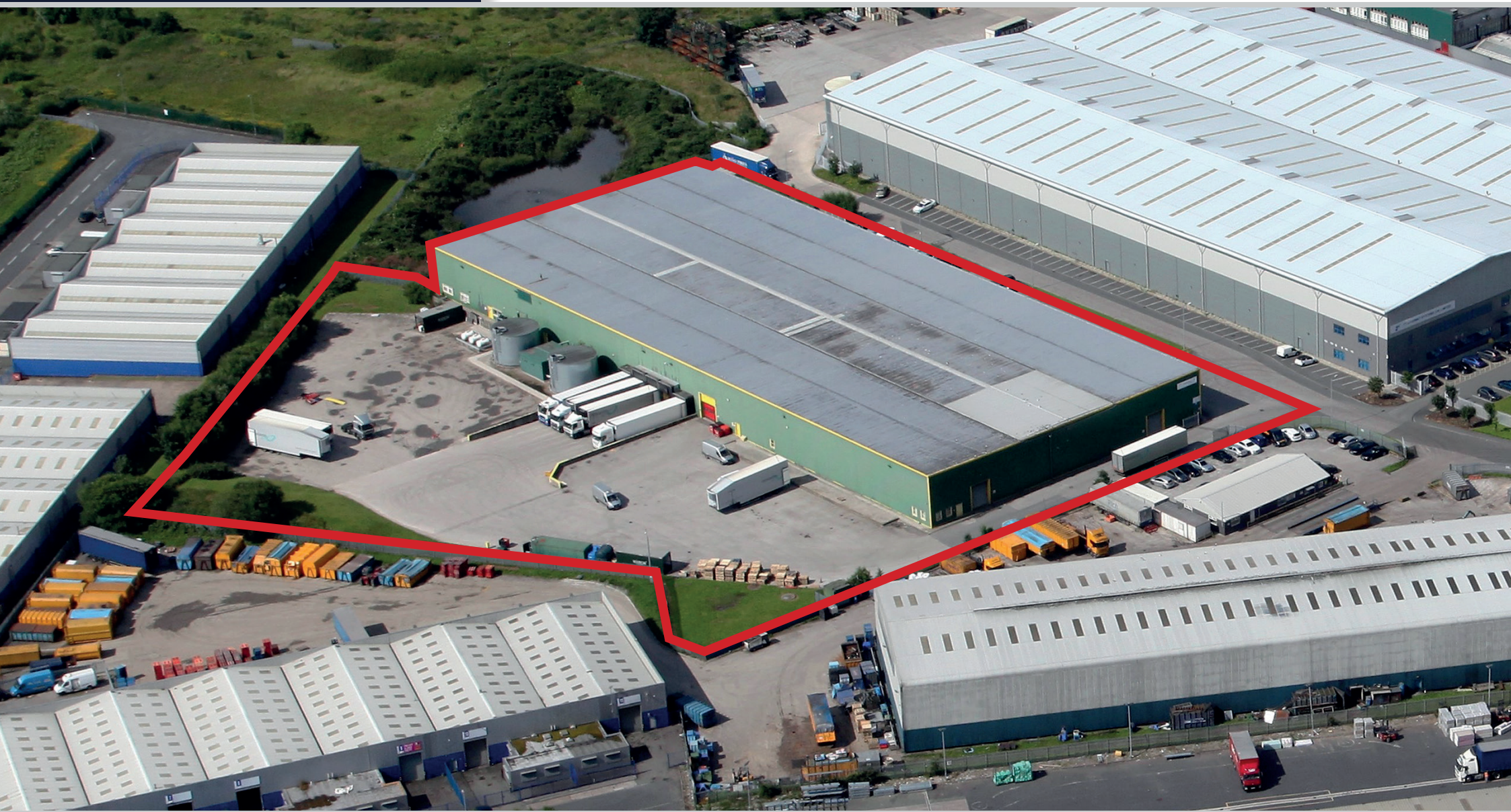




THE RACK
Deacon Park, Knowsley, Merseyside

TO LET
SELF CONTAINED INDUSTRIAL / WAREHOUSE FACILITY



79,263 SQ FT (7,364 SQ M)

LOCATION

Knowsley Industrial and Business Park is one of the largest employment areas in the UK, comprising over 485 ha (1,200 acres). The Park is situated 6 miles from Liverpool on the intersection of the M57/A580 East Lancs Road, one of the main routes linking Liverpool and Manchester. Liverpool train station provides excellent intercity links, whilst Liverpool and Manchester airports service the UK and Europe. In recent years substantial investment has changed the whole character of the park, with new industrial development, hotels and Liverpool EC Academy.

Deacon Park is a modern, well serviced site manned 24 hours with security barriers at both of the entrances to The Park.



SPECIFICATION

A single storey, detached warehouse facility of steel frame construction with integral offices;

- 7.7metre eaves height
- Fully fitted offices
- 5 dock loading doors, 1 ground level door
- Concrete surfaced yard
- Sodium lighting throughout
- Extensive car parking
- Barrier entry to Estate
- 24 hour security

ACCOMMODATION

	Sq ft	Sq m
Warehouse	74,178	6891.15
Offices	5,085	472.43
Total	79,263	7,363.58

FINANCIAL ASSISTANCE

The Knowsley area has been designated as an assisted area, and therefore grant assistance may be available to qualifying companies. Grant assistance is awarded on a discretionary basis.

Interested parties should contact Knowsley Borough Council on 0151 477 4000 for further information.

LEASE TERMS

The property is available on leasehold terms to be agreed.

VIEWING

To view the property please contact the joint agents.

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