

**TO LET**  
**Knowsley**



## **OFFICES - TO LET**

### **North Mersey Business Centre**

**Woodward Road, Knowsley Business Park, Knowsley,  
Merseyside L33 7UY**

- Refurbished to a high standard
- Ample parking
- 24 hour security/CCTV
- No service Charge
- Easy in Easy out Terms

**2,552.5 - 5,105 sq ft**  
**(237.13 - 474.25 sq m)**



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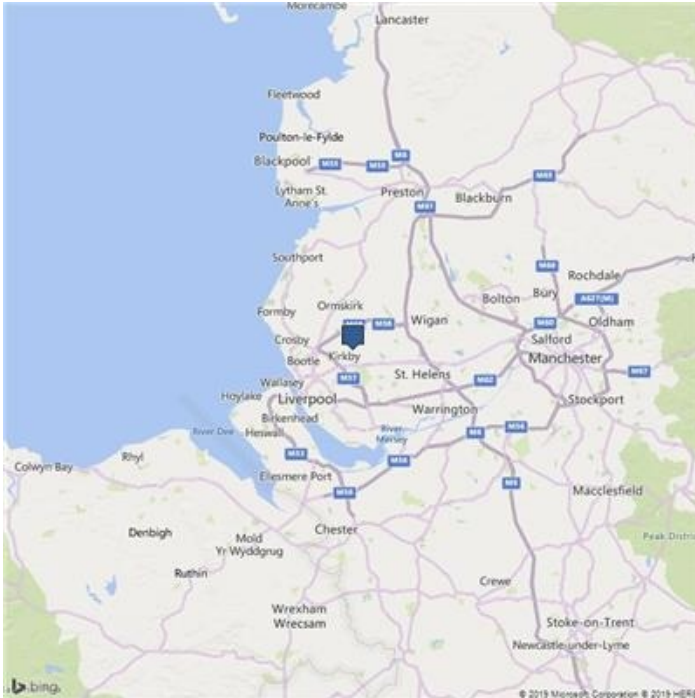
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## North Mersey Business Centre

Woodward Road, Knowsley Business Park, Knowsley,  
Merseyside L33 7UY



### Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Henrietta House	2,552.5	237.13
Henrietta House	2,552.5	237.13
<b>Total</b>	<b>5,105</b>	<b>474.25</b>

### Terms

The units are offered to lease on flexible lease terms at a quoting rental of £ 11/sqft. Note there is no service charge and we can offer short term rental deals from 6 months +

### Rateable Value

Interested parties are requested to contact the local authority.

### VAT

VAT will be payable at the prevailing rate.

### Legal Costs

Each party is responsible for their own costs in relation to any transaction.

### Further Information

Please contact the sole agents, LM6:

Anthony O'Keefe

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Email: [tony.okeefe@lm6.co.uk](mailto:tony.okeefe@lm6.co.uk)

### Location

North Mersey Business Centre lies to the rear of Knowsley Industrial Park within a self-contained secure multi-let estate.

### Description

The estate comprises a multi-let estate of office and industrial units. Void office accommodation is within a detached building, Henrietta House, and arranged over ground and first floors incorporating:

Monitored CCTV

24 hour security

Manned security gate

Refurbished to a high standard

Fully carpeted

Ample parking

Fire/security alarms

Kitchenette facilities

Local amenities: café on site, subway and gym

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November 2018

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