



## TO LET

Industrial Units At Target Point, Lees Road, Knowsley Industrial Estate, Liverpool, L33 7SA

- Modern Industrial Premises
- Individual Unit Approx Area: 53.5 sq.m (576 sq.ft)
- Ample On Site Car Parking Provision
- Well Established Industrial Location

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### Location

The premises are situated on Lees Road close to the junction with Newstet Road within Knowsley Industrial Park. Liverpool City Centre is situated approximately 7 miles to the south west and Kirkby town centre approximately 1 mile to the west. Lees Road forms part of the main outer ring road for Knowsley Industrial Park and provides links via Moorgate Road (A2507) to the East Lancashire Road (A580) and the local motorway network ( M57 and M62 motorways).

### The Property

The subject units are situated within a modern starter unit industrial development with ample shared car parking provision to the front. Internally each unit benefits from concrete floors, electric strip lighting, kitchenette and WC facilities, three phase electrical supply and external electric roller shutter. The units would be suitable for workshop, light industrial or storage type uses.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:-

Unit 9

GIA:                    53.5 sq.m                    (576 sq.ft)

### Tenure

The available units can be let by way of a minimum 3 month "easy in-easy out" licence agreement or a formal lease for a longer period.

### Rates

We understand through internet enquiries that each individual unit has a rateable value of £4,450.

The Uniform Business Rate for 2017/18 is 46.6p (or 47.9p above £18,000). This firm gives no warranty that the values supplied and the sums of money expressed as being payable or accurate and would strongly recommend that prospective lessees rely upon their own enquiries with the Local Rating Authority to verify the rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief which may reduce or increase the rating liability.

Interested parties should make their own enquiry of Knowsley Council's Rating Department on 0151 443 4126 / 0151 443 4069 or [www.voa.gov.uk/business-rates](http://www.voa.gov.uk/business-rates).

### EPC

A full copy of the EPC is available upon request.

### Rent

£5,200 per annum

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd - Tel: 0151 207 9339 / Contact: Tom Pearson ([tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk))