



TO LET

Colourstyle House, Lees Road,
Knowsley Industrial Park,
Liverpool L33 7SE

- ▶ Two Storey Commercial Building
- ▶ On-Site Car Parking For Circa 8-10 Vehicles
- ▶ Suitable For A Number Of Uses Subject To Planning
- ▶ Total Approx NIA 359.9 sq.m (3,874 sq.ft)

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**Colourstyle House, Lees Road, Knowsley
Industrial Park, Liverpool, L33 7SE**

SK REAL ESTATE

Location

The property is situated on the easterly side of Lees Road in Knowsley Industrial Park - an established industrial estate which is situated to the east of Kirkby Town Centre. The property has frontages on to Lees Road which forms part of a main arterial route into Knowsley Industrial Park. The premises are well placed for good road communications, being within a few minutes driving time of the A580 East Lancashire Road and the local motorway network (M57, M58 & M62 motorways). Liverpool City Centre is situated approximately 7 miles to the south west.

The Property

The property comprises a two storey office building providing an open plan space in a shell state condition with capped services. Externally the property provides perimeter fencing and off road parking provision.

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:-

Ground Floor

Net Internal Area - 1,822 sq.ft (169.3 sq.m)

First Floor

Net Internal Area - 2,052 sq.ft (190.6 sq.m)

Rates / Planning

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.

EPC

A full copy of the EPC will be available upon request.

Tenure

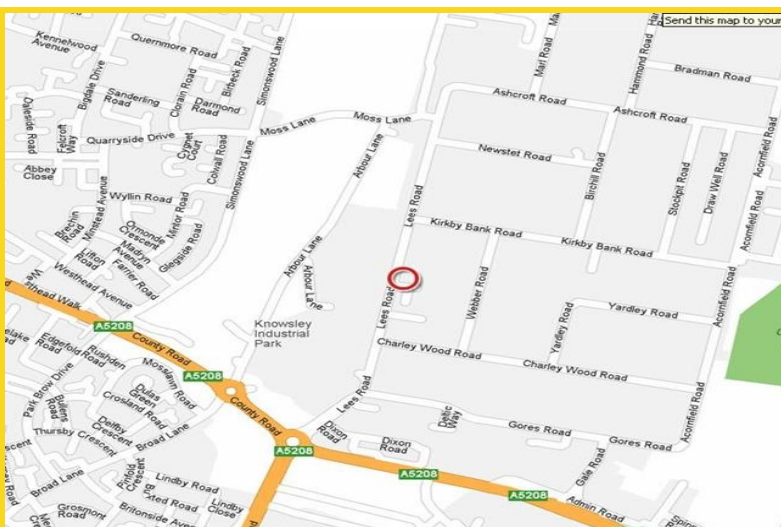
The land is available to let by way of a Full, Repairing and Insuring lease for a term to be agreed.

Rent

£17,500 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) / Jonathan Owen (jonathan.owen@skrealestate.co.uk)



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