

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS

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**UNIT 5, CAPITOL TRADING PARK,  
KIRKBY ROAD, KNOWSLEY, L33 7SY**

**A MODERN INDUSTRIAL /  
WAREHOUSE UNIT**

**10,500 SQ FT**

**(975 SQ M)**

**WITH OFFICES**





## LOCATION

Capitol Trading Park is accessed off Kirkby Road on the well established Knowsley Industrial Estate, Merseyside. Knowsley Industrial Est 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 then to the M62.

## DESCRIPTION

The property comprises of a terraced industrial / warehouse unit of steel portal frame construction with concrete floors, brick cladding to the elevations and insulated metal profile clad roof incorporating roof panels.

Servicing to the unit is provided by two up and over loading doors to the front elevation, whilst also including 3 phase electricity. The unit has two storey office accommodation which has recently been refurbished providing a kitchen facilities, toilets, LED lighting and electric heaters.

The unit benefits from an eaves height of 6 metres and self-contained secure parking facilities, whilst also benefiting from on-site CCTV with 24 hour monitoring.

## ACCOMMODATION

The Unit has been measured in accordance with the RICS Code Of Measuring Practice 6th Edition and has the following gross internal area:

10,500 sq ft (975 sq m).

## TERMS

£53,130 per annum

The rent is inclusive of service charge.

## RATEABLE VALUE

The property has a rateable value of £20,750.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is in the course of being prepared and will be available upon request.

## LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

## VAT

The property will be liable for VAT at the prevailing rate.

## VIEWINGS

Viewing are by appointment with the sole agents Legat Owen:

Tom Cooley—[tomcooley@legatowen.co.uk](mailto:tomcooley@legatowen.co.uk)

Mark Diaper—[markdiaper@legatowen.co.uk](mailto:markdiaper@legatowen.co.uk)

