

# 29

## LEES ROAD

Knowsley, Liverpool, L33 7SE

# To Let - 11,832 sq ft



- Fully Refurbished 11,832 sq ft Unit - Available Now
- Large Renewable Electricity Supply 500kw or 1mw
- Large Gas Supply & 500kw Solar Installation On Site
- Exclusive Yard & Car Parks
- 3 Dock Level Loading Bays
- Ultra-Fast Broadband up to 40GB

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## Description

There is up to 11,832 sq. ft. to let, within the Freeport area, following the acquisition and refurbishment of 29 Lees Road.

**Flexibility** - This unique opportunity enables potential tenants to help design the specifics of the unit, including unit layout, the size of power supply, and the proportion and location of office space etc required.

**Renovation** - The building itself is constructed with brick-built elevations under a steel framed roof structure, finished with profile steel cladding, and benefits from a recently refurbished roof, flooring, LED lighting and paintwork.

**Power** - The landlord is installing around half a megawatt (500kw) of renewable solar energy on-site which can be potentially doubled to 1mw. There is a large gas supply on site with significant pipework already installed.

**Security** – The unit benefits from its own yard and car parking spaces, giving tenants additional security and control over external areas of their site and exclusive access to areas of the site.

**Benefits** – All tenants can purchase hyper-fast broadband, hard-wired to their site. The unit benefits from 3 dock-level loading bays and canopy loading areas and benefits from a number of car parking spaces.



DESCRIPTION

LOCATION

AERIAL

ACCOMMODATION

GALLERY

FURTHER INFORMATION

# 29

## LEES ROAD

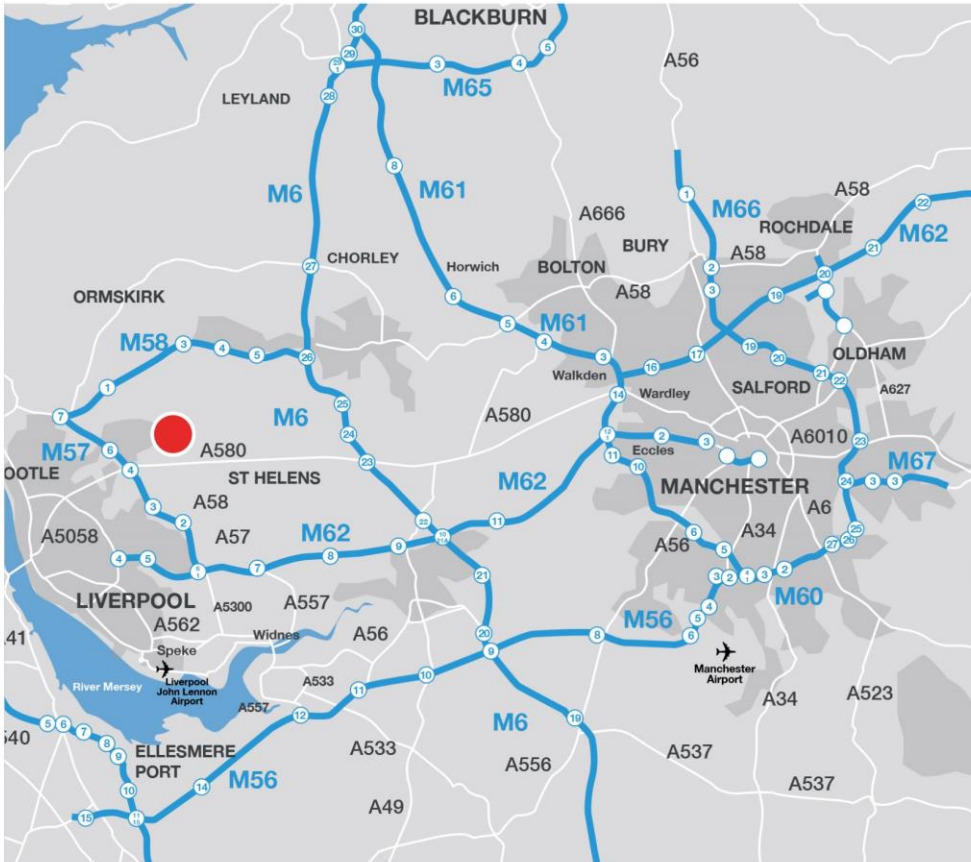
Knowsley, Liverpool, L33 7SE

## Location

The property is situated at the intersection of Lees Road and Kirkby Bank Road at the heart of the Knowsley Industrial Park, which is nine miles north east of Liverpool city centre. The Industrial Park is one of the largest industrial areas in the north of England and has recently benefitted from significant investment.

The Industrial Park is close to the intersection of the M57 (junction 4) and the A580 (East Lancashire Road), has its own rail freight terminal and is ideally located for access to the Port of Liverpool (10 miles), Liverpool John Lennon Airport (15 miles) and Manchester Airport (35 miles).

Major Occupiers in the area include Amazon, B&M, Burtons Foods, DHL, Home Bargains, Kammac, Liverpool Football Club Academy, Matalan, News International and QVC.



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# Knowsley Industrial Park

The Knowsley Industrial Park is one of the largest employment areas in the UK comprising over 1,200 acres. The Industrial Park is home to around 1,000 companies and over 15,000 people are employed in the area. The 29 Lees Road site is located at the heart of the Industrial Park and is surrounded by leading companies such as Amazon, Dams, Diaper, DHL, Eldapoint, Liverpool Football Club Academy, Matalan, Ocado and Surface Transforms.



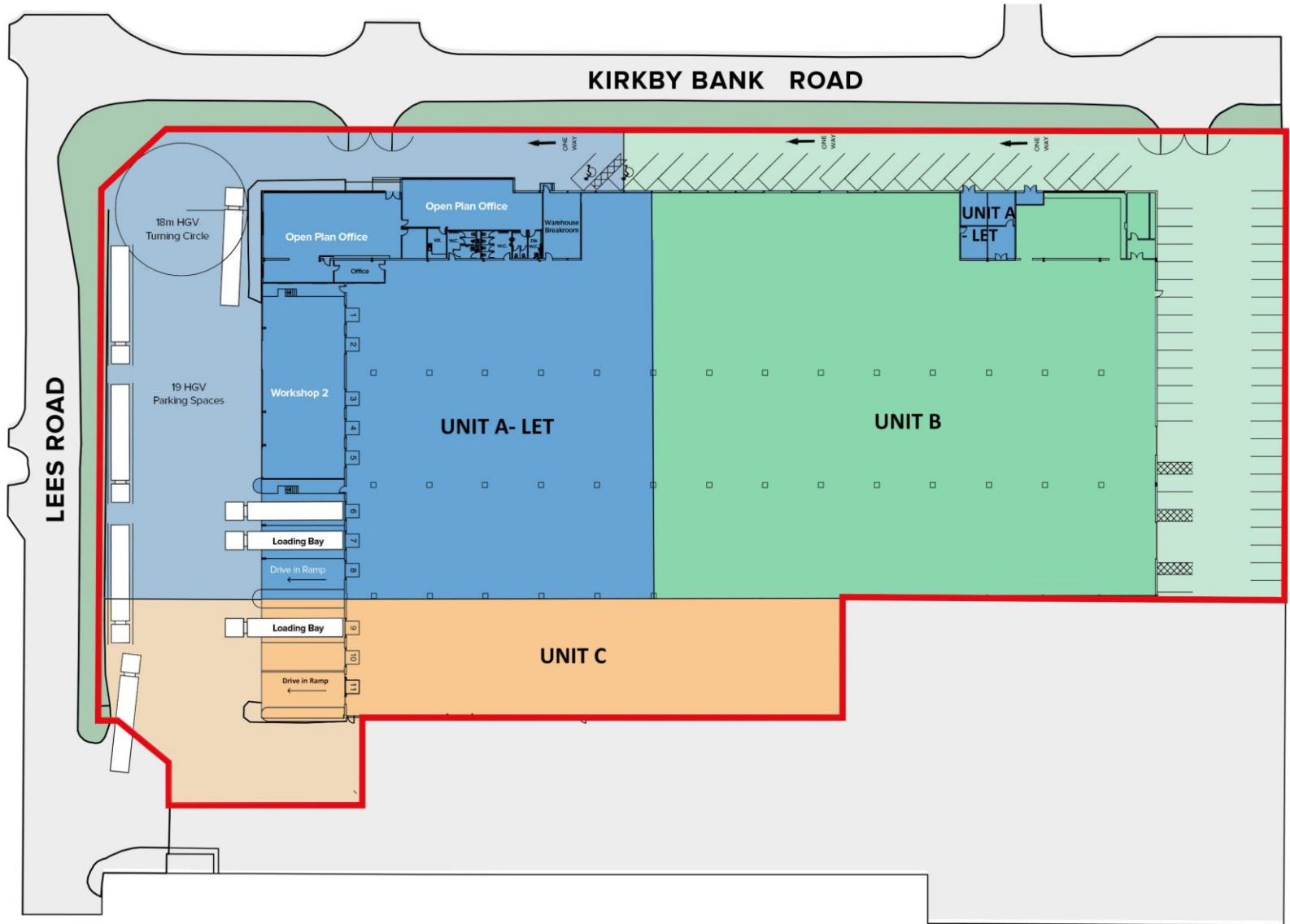


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## ACCOMMODATION

|        |                      |
|--------|----------------------|
| Unit A | 30,600 sq. ft. - LET |
| Unit B | 39,758 sq. ft.       |
| Unit A | 1,100 sq. ft. - LET  |
| Unit C | 11,832 sq. ft.       |

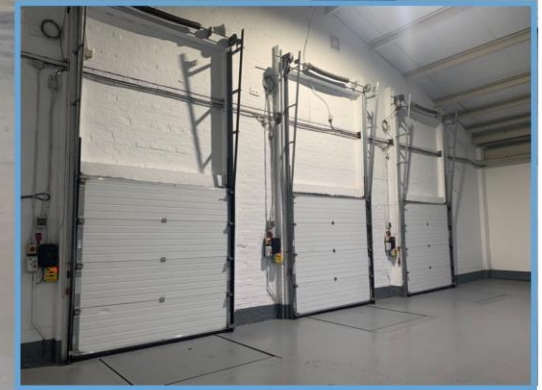


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# Internal Accommodation



[DESCRIPTION](#)

[LOCATION](#)

[AERIAL](#)

[ACCOMMODATION](#)

[GALLERY](#)

[FURTHER INFORMATION](#)

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### FURTHER INFORMATION

#### RATEABLE VALUE

Interested parties are invited to make their own enquiries with the local authority.

#### VAT

Prices are exclusive of VAT if chargeable

#### TERMS

The property is available to let by way of a new fri lease, terms to be agreed.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

#### VIEWING

By prior arrangement with agents B8RE.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

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# B8

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DESCRIPTION

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