



9,241 SQ. FT.

Unit 1 Platinum Court, Alchemy Business Park, Knowsley, L33 7XN

- Modern industrial unit with secure loading
- Eaves height of approx. 7m
- Close to A580 East Lancs and M57 interchange
- Two storey office accommodation of 2,000 sq. ft.
- Approx. 18 car parking spaces

LOCATION

Knowsley Business Park is based on the North and South side of the A580 East Lancashire Road which provides direct access to Junction 4 of the M57 and Junction 23 of the M6 and connects Liverpool City Centre to the West with Manchester City Centre to the East.

Knowsley is situated approximately 17km (11 miles) East of Liverpool and 48km (30 miles) West of Manchester.

Knowsley is served by the M57, M62, M58 and M6 making it an excellent strategic distribution location in which to serve the Northwest and wider UK. The motorway connects Liverpool to Leeds via the M60 orbital motorway

John Lennon Airport is within 12 miles of Knowsley

Liverpool has major railway connections with approximate journey times of 40 minutes to Manchester, 1 hour 30 minutes to Birmingham and 2 hours 12 minutes to London Euston.

DESCRIPTION

The property comprises a modern industrial unit built in 2007 to the following specification:

- Eaves height of approx. 7 m
- Large secure yard area
- 2 level access loading doors
- LED Lighting
- Two storey office accommodation of 2,000 sq. ft.

BUSINESS RATES

As of April 2023, the Rateable Value of Unit 1 is £52,500

We advise that all interested parties make enquiries to Knowsley Council / Rating Authority using the local reference of 00040700501001.



1, Platinum Court
Alchemy Way
LIVERPOOL
L33 7XN

Energy rating

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Valid until

21 August 2029

Certificate number

0920-1901-0361-3800-0034

LEGAL COSTS

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

VAT

All prices are exclusive of but may be liable to VAT at the prevailing rate.

LEASE TERMS

Available 'To Let' on new full repairing and insuring leases for a term to be agreed.

ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant once a letting or sale has been agreed, prior to the instruction of solicitors.

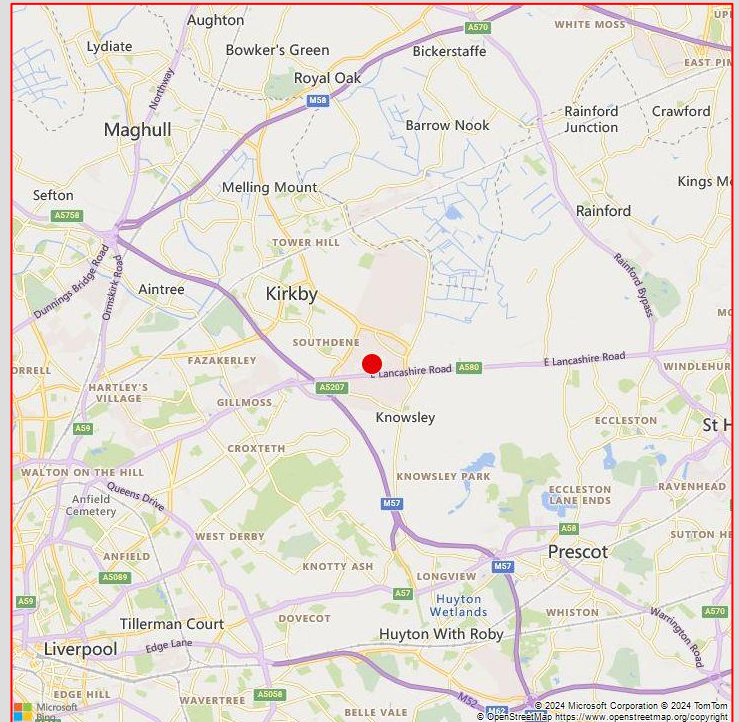
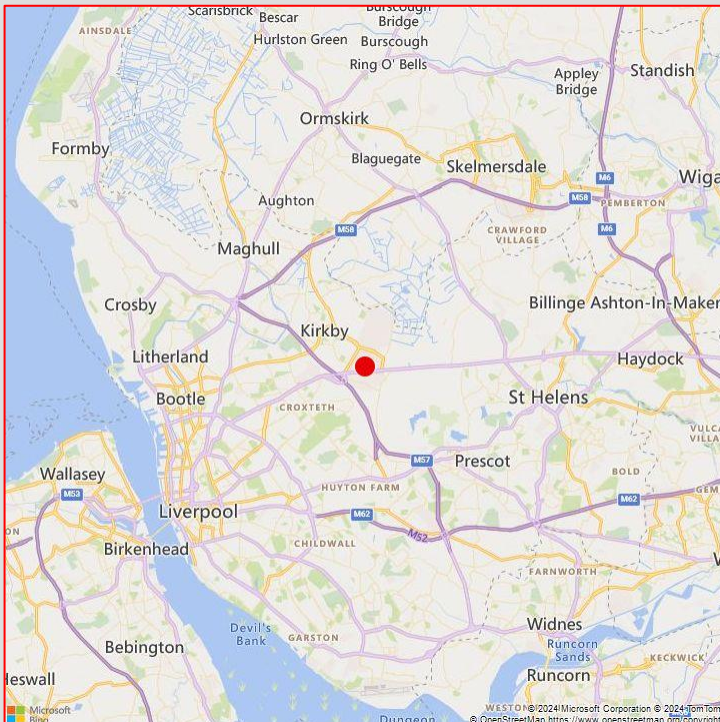
VIEWINGS

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