



**Unit E2 Penrhyn Court, Knowsley Business
Park, Liverpool, L34 9AB**

6,417 sq. ft.

- Close to Junction 4 of the M57 (1 mile away), 5 miles from A59 / M58 and 7 miles from Junction 6, M62 Motorway.
- Rare opportunity to acquire a modern industrial unit on gated estate

LOCATION

Knowsley is situated approximately 11 miles east of Liverpool and 29 miles west of Manchester and has a borough wide population of 145,000 increasing to 1,500,000 people in the wider Liverpool city region. It is situated immediately to the east of junctions 4 & 5 of the M57 motorway and adjacent to the A580 East Lancashire Road providing immediate access to the regional and national motorway networks. Both John Lennon and Manchester International Airports are within proximity and combined with the regions rail and freight connections the wider Knowsley conurbation has attracted and retained occupiers such as Jaguar Land Rover, Virgin Media, DHL, Matalan, QVC, Home Bargains and News International.

The property is situated on the South side of the A580, fronting onto Penrhyn Road, off School Lane.

ACCOMMODATION

Floor areas:

	Size (sq ft)	Size (sq m)
Gf Office/Amenities	700	65.03
FF Office	700	65.03
GF Warehouse	5,015	465.91
TOTAL	6,415	595.973

BUSINESS RATES

The property currently has a Rateable Value of £29,500. Please speak to Knowsley Borough Council or the VOA for further details.

DESCRIPTION

The unit is of steel portal frame construction under pitched roof and externally fully clad in profiled sheeting. The specification includes: -

- Approx 6.5m eaves height
- Main warehouse/production area has loading via an electric ground level loading door.
- 37.5kn / m sq floor loading to warehouse
- Concrete service yard and dedicated parking area



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.

SERVICE CHARGE

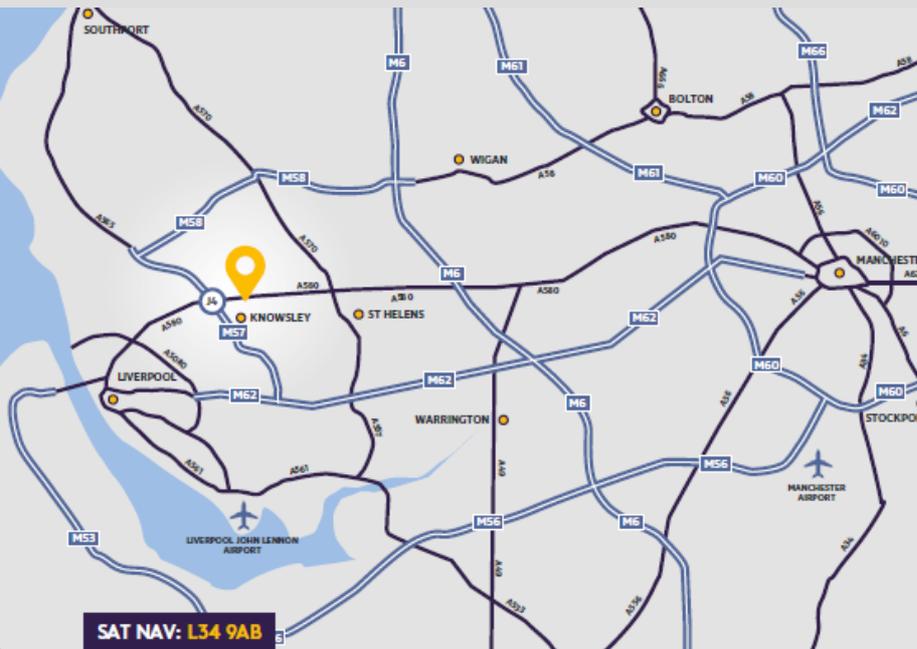
The purchaser is to pay a fair and reasonable proportion of the service charge for maintenance of any common parts of the estate. This is estimated to be in the order of £0.15 per sq. ft.

Anti-Money Laundering

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

EPC

UNIT E2 PENRHYN COURT PENRHYN ROAD KNOWSLEY BUSINESS PARK KNOWSLEY L34 9AB	Energy rating D
Valid until 30 March 2031	Certificate number 8875-2281-5993-7014-3016



Ownership

The property is held on a 250-yearlong leasehold from 08/04/2016 (241 years, 343 days unexpired).

VIEWINGS

For further information please contact:

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