

TO LET

Knowsley

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OFFICES - TO LET - AVAILABLE JUNE 2024

North Mersey Business Centre

Woodward Road, Knowsley Business Park, Knowsley,
Merseyside L33 7UY

- Self Contained Refurbished Office Suites
- Ample parking
- 24 hour security/CCTV
- Flexible Lease Terms
- Nearby Local Amenities

2,500 sq ft
(232.25 sq m)



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07976 288497

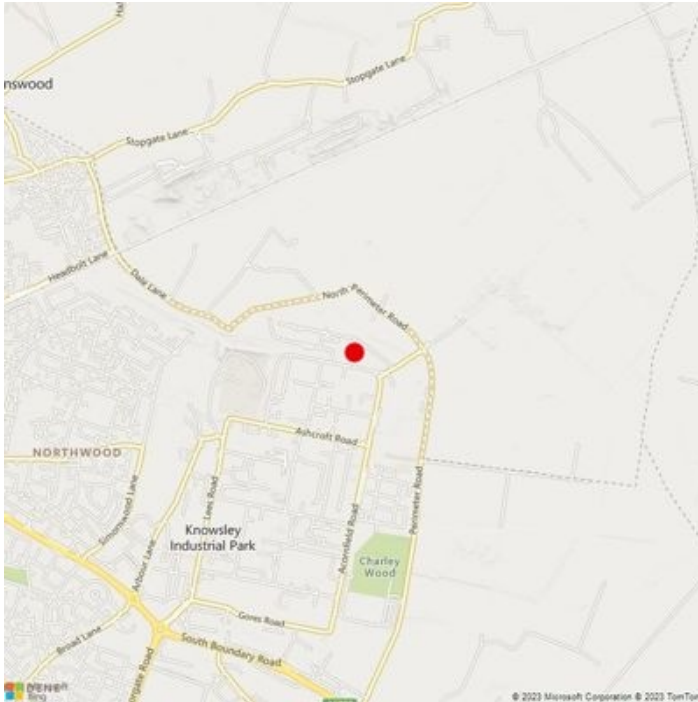
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North Mersey Business Centre Woodward Road, Knowsley Business Park, Knowsley, Merseyside L33 7UY



Location

North Mersey Business Centre lies to the rear of Knowsley Industrial Park within a self contained a secure multi let estate.

Description

Refurbished two storey office
Free parking (during working hours)
24 Hour Access / Manned Security
Full CCTV coverage
On-site Café
On-site Meeting/Conference Facilities
On-site Management

Energy Performance Certificate

An energy performance certificate is available on request.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Edwards House, Ground Floor	1,250	116.12
Edwards House, First Floor	1,250	116.12
Total	2,500	232.25

Terms

The units are offered to lease on FR&I terms on flexible leases. Term to be agreed.

Edward House
2,500 sq.ft office space over 2 floors
Available: June 2024

Rent

£32,000 Per Annum

Rateable Value

Interested parties are requested to contact the local authority, Knowsley Borough Council, Rates Dept. Tel: 0151 443 4069.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each party to responsible for their own costs in relation to any transaction.

Anti Money Laundering (AML)

To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

Further Information / Viewings

Please contact the sole agents, LM6:
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