

TO LET

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UNDER CONSTRUCTION - READY SPRING 2024

Imagination 3, Image Business Park

Acornfield Road, Knowsley Industrial Estate, Liverpool, Merseyside L33 7RN

- New Build
- 12.5m to U/S of haunch
- 60m depth service yard
- 180 car parking spaces
- 9,300 sqft offices over 2 floors
- 10x dock levellers & 2x level access loading doors
- Self contained secure site - Gatehouse
- 500 KVA power supply

120,000 sq ft
(11,148 sq m)



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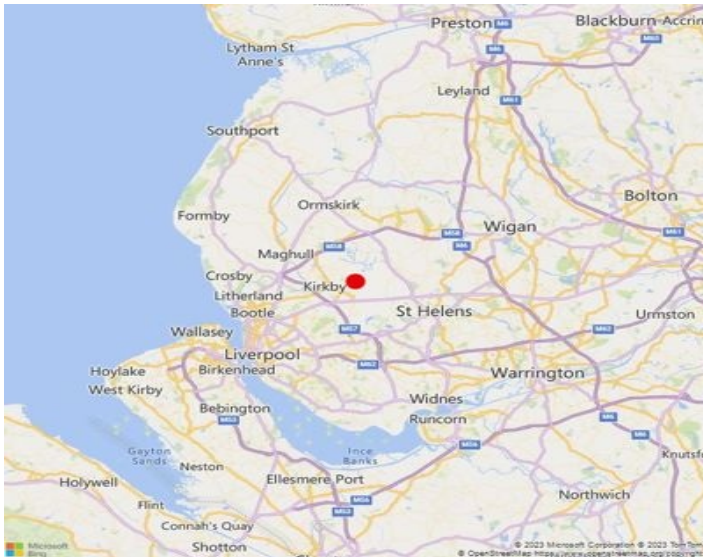
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Location

Image Business Park is situated at the heart of Knowsley Industrial Estate with extensive frontages to Acornfield Road and Perimeter Road.

The site benefits from excellent access to the motorway network, just 2 miles from the A580/M57 (J4/5) intersection and 5 minutes from J23 of the M6.

This provides excellent connectivity throughout the region with Liverpool Docks & L2 Deep water container terminal (10 miles), Knowsley Railfreight terminal (0.5 miles), Liverpool John Lennon airport (15 miles) and Manchester airport (29 miles) providing excellent worldwide passenger and freight links.

Description

Imagination 3 is a brand new industrial / logistics development extending to 120,000 sqft.

The site provides a secure business environment bound by steel palisade fencing with security gates and benefits from 24 hour security (CCTV). The site also has a large power supply.

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
Warehouse	110,700	10,284.03
GF Office	4,650	431.98
FF Office	4,650	431.98
Total	120,000	11,148

Terms

The new premises are available on a new full repairing & institutional lease terms for a term to be agreed.

Rateable Value

The premises have not yet been valued for rating purposes, however, this can be discussed with the advising agents.

VAT

VAT will be payable at the prevailing rate.

Legal & Occupational Costs

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

There will be building insurance & estate service charge - TBC.

Further Information

Please contact Phil Morley at LM6 or our joint agents DTRE on 0161 549 9760:

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