

TO LET

Liverpool

lm6.co.uk

LM6



DESIGN & BUILD OPPORTUNITY

Imagination 2, Image Business Park

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

- New bespoke warehouse unit
- Detailed planning consent in place
- Delivery in 36 weeks
- 4,200 sqft offices (FF)
- 86 car parking spaces
- 10m to U/S of haunch
- 6x dock levellers & 2x level access loading doors
- Secure site with 2.60m high black paladin fence

60,000 sq ft
(5,574 sq m)



phil.morley@lm6.co.uk

07976 288497

0151 541 2445

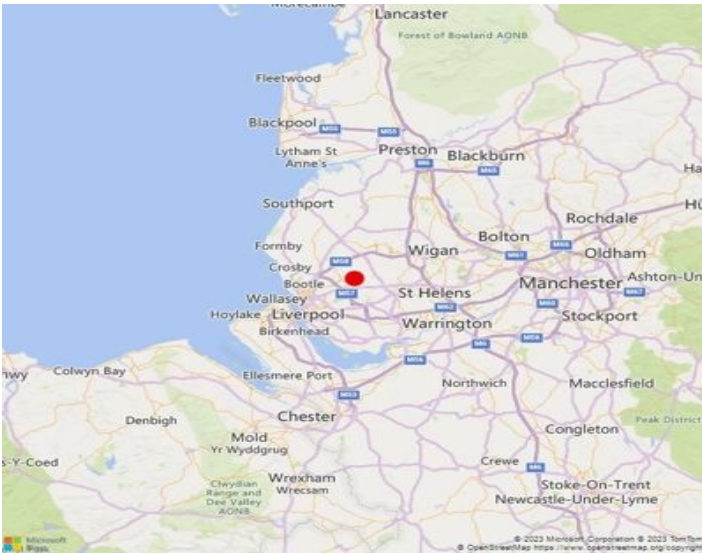
www.lm6.co.uk

TO LET

lm6.co.uk
LM6

Imagination 2, Image Business Park

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



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 2 is a brand new industrial / logistics development extending to 60,000 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	55,800	5,183.82
Offices	4,200	390.18
Total	60,000	5,574

Terms

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

Estate Charge & Building Insurance

There is an estate charge for the maintenance of common areas & services provided.

Building Insurance - TBC dependent on use.

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 Costs

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

Further Information

Please contact Phil Morley at LM6 for further information:

Phil Morley
Mobile: 07976 288497
Email:
phil.morley@lm6.co.uk

Anthony O'Keefe
Mobile: 07900 134483
Email:
tony.okeefe@lm6.co.uk