

# TO LET

## Liverpool

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## D&B Opportunity

### Imagination 4, Image Business Park

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

- Design & Build Opportunity
- 20 - 40,000 sqft facility with offices
- Secure service yard - 40m depth
- Car parking
- 10m to U/S of haunch
- Dock level & level loading doors
- Secure site
- 24/7 Security

**20,000 - 40,000 sq ft**  
**(1,858 - 3,716 sq m)**



[phil.morley@lm6.co.uk](mailto:phil.morley@lm6.co.uk)

07976 288497

**0151 541 2445**

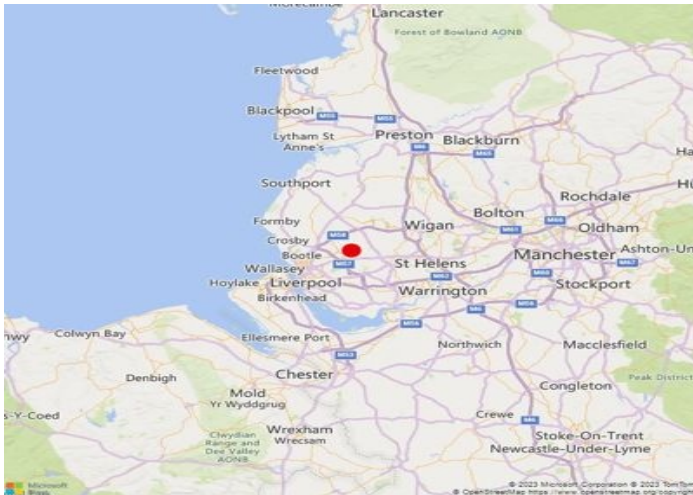
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## Imagination 4, Image Business Park

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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 4 will provide a brand new industrial / logistics development extending up to 40,000 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 the potential to offer a large power supply.

### Energy Performance Certificate

An energy performance certificate will be available on the completion of the development.

### Accommodation

Design & Build units can be delivered to an occupiers specification from 20,000 sqft - 50,000 sqft.

Specification to be agreed.

### Terms

The new premises will be available on a new full repairing & institutional lease terms for a term to be agreed. Consideration may be given to a long leasehold sale.

### Estate Charge & Building Insurance

There is an estate charge for 24/7 security & the maintenance of common areas & services provided.

Building Insurance - TBC dependent on use.

### Rateable Value

The premises will be valued for rating purposes on completion of any development which 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