

TO LET

Knowsley

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Modern Industrial/Warehouse Units Unit 23 & 24, Capitol Trading Park Kirkby Bank Road, Knowsley Industrial Park, Knowsley, Merseyside L33 7SY

- Newly Refurbished
- Available Jan / Feb 2024
- 5M eaves height
- Electric loading doors
- Integral Offices/Kitchen
- 24 hr CCTV
- 3 Phase Electricity
- Nearby amenities inc. Shell Garage/Greggs/Costa Coffee

1,600 sq ft
(148.64 sq m)



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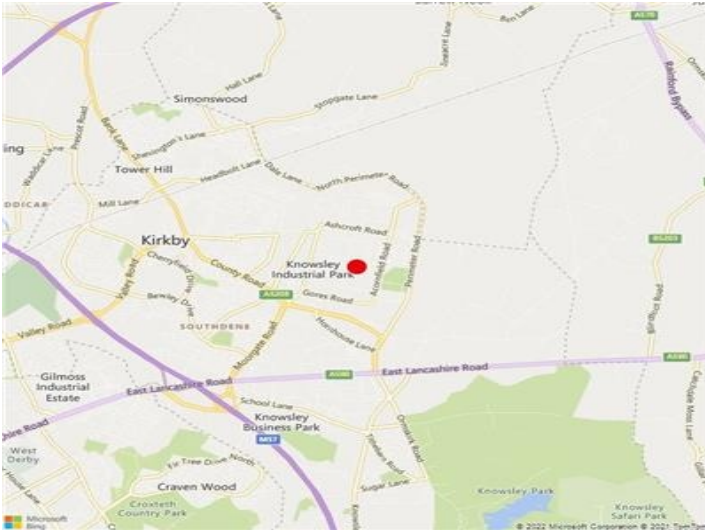
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Unit 23 & 24, Capitol Trading Park

Kirkby Bank Road, Knowsley Industrial Park, Knowsley, Merseyside L33 7SY



Location Capitol Trading Park is accessed off Kirkby Bank Road on the well established Knowsley Industrial Estate, Merseyside. Knowsley Industrial Est is situated at the intersection of the East Lancs Road (A580) and the M57 motorway. The A580 leads west towards Liverpool City Centre and M57 leading north towards the M58 and then to the M62.

Description The property comprises of a terraced industrial / warehouse units of steel portal frame construction with concrete floors, brick cladding to the elevations and insulated metal profile clad roof incorporating roof panels.

Servicing to the units is provided by an up and over loading door to the front elevation, whilst also including 3 phase electricity. The units incorporate internal offices & WC's.

The units benefit from a min. eaves height of 6 metres with loading aprons & car parking for staff & visitors. The secure site benefits from CCTV with 24 hour monitoring & 24/7 access.

Energy Performance Certificate

Energy performance certificates are 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 |
|---------|-------|--------|
| Unit 23 | 1,600 | 148.64 |
| Unit 24 | 1,600 | 148.64 |

Terms

The units are available on FR&I lease terms to be agreed.

Unit 23 £19,000 pa exclusive- Refurbished

Unit 24 £19,000 pa exclusive - Refurbished / Available

Service Charge & Building Insurance - On Application

Rateable Value

Rateable Value info can be sought from Knowsley B.C. Business Rates Dept. 03000 501 501.

VAT

VAT will be payable at the prevailing rate @ 20%.

Legal Costs

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

Further Information & Viewings

Please contact the joint agents, LM6 & B8RE (Tom Marriott) for further information & Viewings:

Phil Morley
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