

TO LET

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Modern Industrial/Warehouse Units To be Refurbished

Unit 8, Capitol Trading Park

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

- 24/7 Access
- Intersection of A580 and M57
- 6m min. eaves height
- 1x Surface level loading doors
- Integral 1st Floor Offices/Kitchen
- 24 hr CCTV
- 3 Phase Electricity
- Nearby amenities inc. Shell
Garage/Greggs/Costa Coffee

5,172 sq ft
(480.48 sq m)



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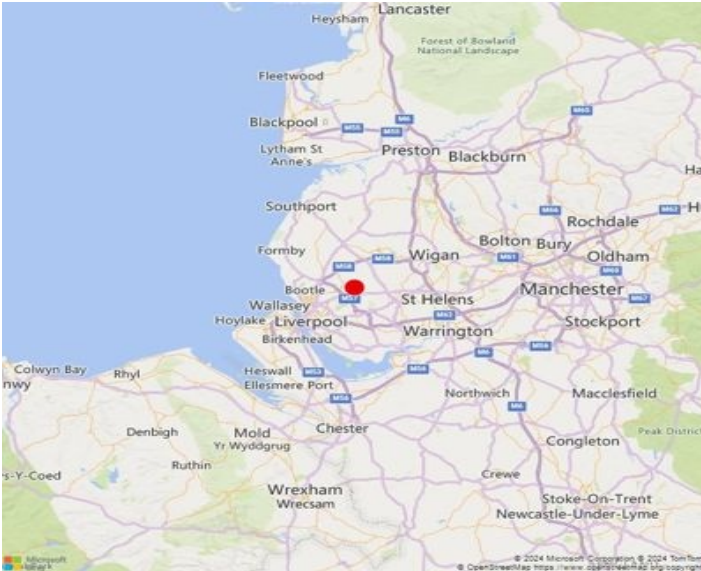
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Location

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:

Total	5,172	480.48
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Terms

The premises are available to lease on FR&I terms, subject to contract

Rent

£8.00 Per Sq Ft

Rateable Value

Rateable Value info can be sought from Knowsley B.C. Business Rates Dept. 03000 501 501. The Service charge is £0.53/sqft to cover site services inc. 24/7 CCTV. Building Insurance is £0.12 sqft

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.

Anti Money Laundering (AML)

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

Please contact me should you require any further information.

Further Information

Please contact the joint agents, LM6 & B8RE for further information & Viewings:

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