

To Let



Unit 1 Webber Estate, Webber Rd

Available June 2024 - 3,764 sqft

Knowsley Business Park L33 7SQ

Location

The subject property is located within Knowsley Industrial Park, which is a long established industrial location, approx. 7 miles to the East of Liverpool and conveniently located for easy access to the East Lancashire Road (A580) & M57 motorway, both of which lie approx 0.5 miles to the South of the Estate.

The premises are located fronting Webber Rd and accessed within the Business Park via Lees and Kirkby Bank Rd

Description

The unit forms part of a wider terrace of units within a secure estate. They are of steel portal frame construction incorporating a level loading door leading to a loading apron with associated car parking

- Offices can be fitted out by ingoing tenant
- 3 phase electricity
- 6 m eaves
- Full height loading door
- Parking

Lease

The units are offered by way of new Fr & I lease on terms to be agreed. Building Insurance & Service charge are also applicable

Unit	SQFT	Rent Per annum exclusive of VAT
1	3,764	£ 35,000

Business Rates

Interested parties are requested to contact Knowsley B.C 0151 4434089/ We understand unit 20 has an RV of £ 8,400, effective 1 April 2017.

As such your company may benefit from 100% rate relief.

EPC An EPC is available on request

VAT All payments may be subject to VAT at the usual rate

Anti Money Laundering We are obliged to verify the identity of any proposed purchaser/tenant.

This is to help combat fraud and money laundering and the requirements are contained in statute. We will require 2 forms of identification as outlined <http://lm6.co.uk/news/anti-money-laundering-policy/>



Further Information: Contact the sole agents:



0151 541 2445

Phil.morley@lm6.co.uk

