

FOR SALE

Knowsley

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Modern Warehouse with Short Term Income Unit A1, Villiers Court

Villiers Road, Knowsley Business Park, Knowsley ,
Merseyside L34 9ET

- Sale price £ 1.25 million exc
- Vacant possession December 2025
- Passing rent £ 65,000 pa
- 7 m eaves
- 3 phase electrics
- Surface level loading door
- 18 parking Spaces

10,466 sq ft
(972.29 sq m)



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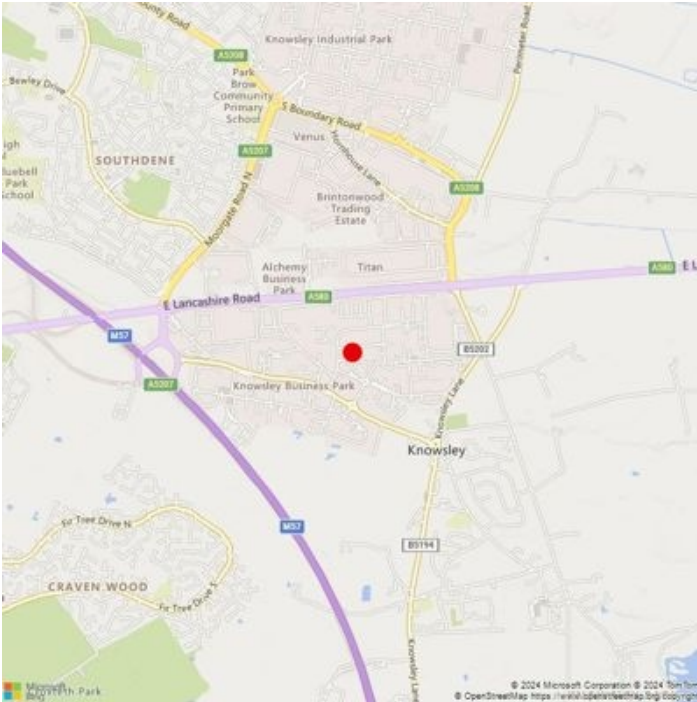
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Unit A1, Villiers Court Villiers Road, Knowsley Business Park, Knowsley , Merseyside L34 9ET



Location The property is located on the southern side of the East Lancashire Road (A580), close to its junction with the M57.

The A580 links Liverpool to the west and Salford / Manchester to the east, as well as providing a direct connection to Junction 4 of the M57, which connects to the M58 to the north and M62 to the south.

Description Modern, semi detached production/warehouse unit of steel portal frame construction within a self contained and secure multi let estate.

The building provides offices at ground and first floor with additional storage/production mezzanine with concrete floor. Internally the warehouse has a minimum eaves height of 7m, lit by a combination of LED and roof lights, is serviced by a full height surface level loading door which leads to a secure and fenced loading yard to the rear.

18 Parking spaces are provided to the front and side elevations

Energy Performance Certificate B Rating, Ref:

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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	4,384	407.27
Ground Floor Office	2,809	260.96
First Floor Office	1,054	97.92
Mezzanine	1,755	163.04
Total	10,466	972.29

Terms The unit is held on a long leasehold basis from Knowsley Development Partnership for a period of 125 years from 6 September 2002.

it is offered for sale at a peppercorn rent with vacant possession by 15 December 2025.

In the interim the vendors will remain in occupation at an annual rental of £ 65,000

Rateable Value The Ground and Part 1st Floor has an RV effective 1 April 2023 of £ 42,000 (Reference: 00056305010016T1)

VAT The property is elected for VAT purposes and it is anticipated that the transaction will be treated as a Transfer of a Going Concern (TOGC). As such VAT (potentially £262,500) will not be payable on sale price.

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.

Further Information

Please contact the sole agents, LM6:
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