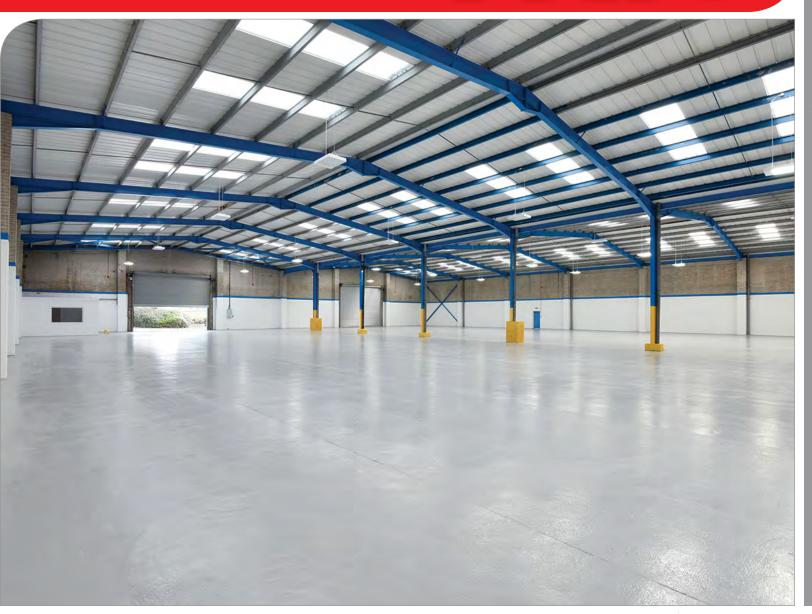
# **KNOWSLEY INDUSTRIAL PARK SAT NAV: L33 7UG**







UNIT 2 MOSS END / ACORNFIELD RD

43,535 SQ FT (4,044 SQ M)

**CLOSE TO** 

**M57 / A580 JUNCTION** 

POWER UPGRADE TO

600KA

UNIT

**FULLY REFURBISHED** 

SITE

**FULLY SECURE SITE** 



## **KNOWSLEY INDUSTRIAL PARK**

# TRIC





### **DESCRIPTION**

Arranged over three bays with three level loading doors under 3,773 sq ft canopy to the rear. It has sodium lighting and suspended gas hot air blowers with an eaves height of 5.6 m to underside of bayanch.



DESCRIPTION / AERIAL

ACCOMMODATION / SITE PLAN

GALLERY

LOCATON / CONTACT

#### **OFFICES**

The two storey integral office accommodation has been totally refurbished with suspended ceilings.,upgraded lighting, perimeter trunking and new carpeting throughout.

#### **EXTERNAL**

There is a separate car park to the front and concrete yard areas to the side and rear.

Other occupiers on the site are Hermes and STAX Trade

Centres.

The three detached modern warehouse units were built in the late 1990's and are situated around a central concrete service yard on a landscaped site with a security barrier at the main entrance.

# **KNOWSLEY INDUSTRIAL PARK**

# TRI











# **ACCOMMODATION**



The premises have been measured in accordance with the RICS Code of Measuring Practice, 6th Edition on a GIA basis and provide the approximate areas

DESCRIPTION /
AERIAL

ACCOMMODATION /

SITE PLAN

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### **SCHEDULE**

	UNIT	SQ M	SQ FT	EAVES	
	UNIT 1	Hermes			
	UNIT 3	PDS			
	UNIT 2				
	Wanshausa	0.000			
	Warehouse	3,590.6	38,651	5.6	
_	Offices	3,590.6 453.7	38,651 4,884	5.6	_
=				5.6	Ξ

# **TENURE**

The property is available on a new ease to be agreed.





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# **KNOWSLEY INDUSTRIAL PARK**

# TRIC





#### **LOCATION**

The premises are situated on the corner of Acornfield Road at it's junction with Moss End Way. Acornfield Road is the main spine road within the Industrial Park.

The premises lie within the well established Knowsley Industrial Park which is well connected to the regional and national motorway network. It sits 10 miles north east of Liverpool and 29 miles west of Manchester.

#### **APPROXIMATE DRIVE TIMES**

DISTANCE / TIME	MILES	MINS	
Knowsley Rail Freight Terminal	0.5	2	
Port of Liverpool	8	15	
M6 / J23	10	12	
Liverpool John Lennon Airport	15	28	
Manchester and Airport	29	42	



### **VAT**

All figures are quoted exclusive of, but may be liable to, VAT at the prevailing rate.



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# **EPC**

An energy performance certificate is available upor request.

#### **VIEWING**

For further information or to arrange a viewing please contact the joint sole agents.





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