

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

# TRIO

**UNIT 2 TO LET**



**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**

**ENTER**



## 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 haunch.

## 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.



DESCRIPTION / AERIAL

ACCOMMODATION / SITE PLAN

GALLERY

LOCATON / CONTACT



**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 shown in the table.



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**SCHEDULE**

UNIT	SQ M	SQ FT	EAVES
UNIT 1	Hermes		
UNIT 3	PDS		
UNIT 2			
Warehouse	3,590.6	38,651	5.6
Offices	453.7	4,884	
Total GA	4,044.3	43,535	
Canopy	350.5	3,773	

**TENURE**

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



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## LOCATION

The premises are situated on the corner of Acornfield Road at its 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.

## EPC

An energy performance certificate is available upon request.

## VIEWING

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

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