

£2.99 psf



TO LET SUBSTANTIAL WAREHOUSE/WORKSHOP AND YARD

Charleywood Estate, Charleywood Road, Knowsley Industrial Park, L33 7SG

- 41,019 SQ FT (3,810 SQ M)
- HIGHLY COMPETITIVE RENT (£2.99 PSF PAX)
- UNOBSTRUCTED WORKING AREA
- 7.7M EAVES
- GANTRY CRANEAGE & SUBSTANTIAL POWER (385KVA)

Location

The subject property is located at the junction of Lees Road and Charleywood Road close to the entrance of the Knowsley Industrial Park.

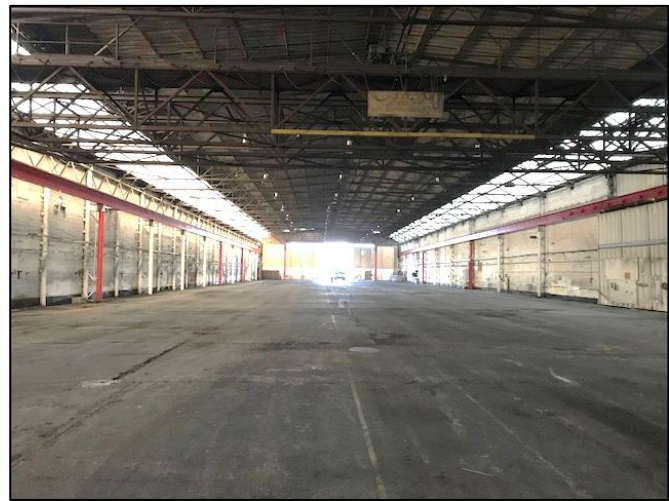
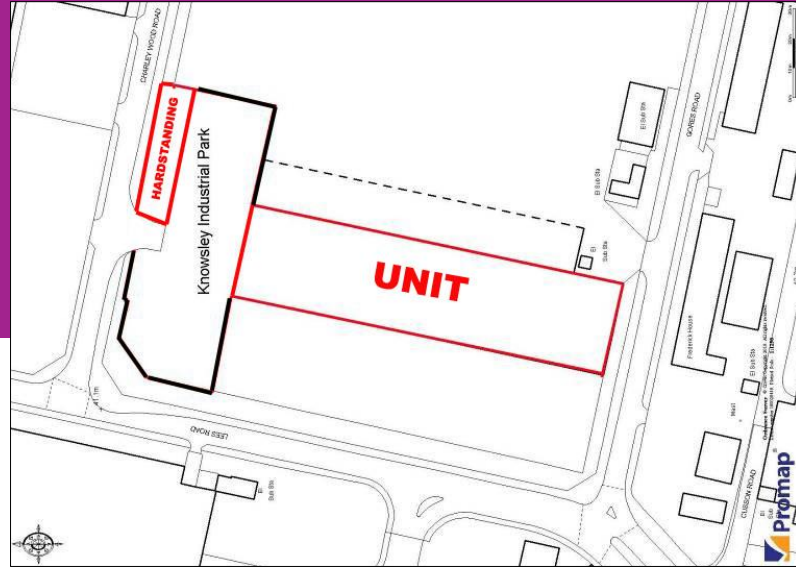
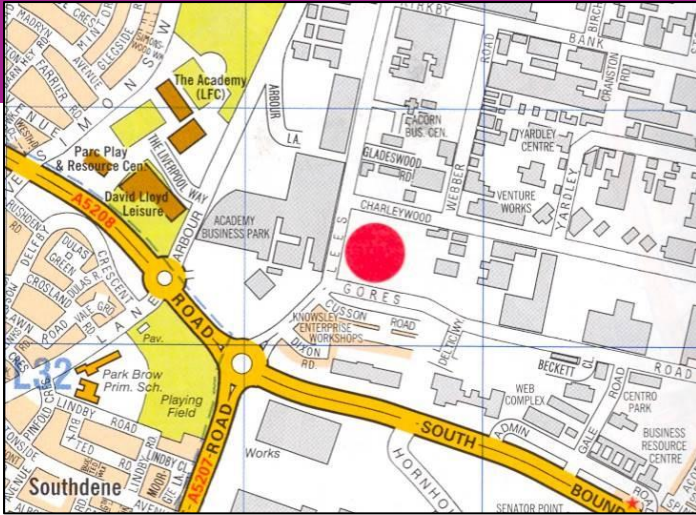
The A580 East Lancashire Road forms the southern boundary of the Industrial Park and provides ready access to Liverpool city centre (7 miles to the west) and to the national motorway network via the M57 Junction 4.

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

Charleywood Estate
Charleywood Road,
Knowsley Industrial Park
L33 7SG



Description

Comprising a substantial portal frame warehouse/workshop facility having a concrete floor and a pitched roof incorporating 15% translucent roofing sheets.

The unit has an eaves height of 7.7m approx. of working space which is clear of pillars or obstruction plus Gantry Craneage (375KVA capacity).

Vehicular access is provided by a substantial sliding door having a width of 18m approx.

Externally, the property benefits from a yard area which is surfaced in concrete hard-standing.

Services

All mains services are provided with the exception of gas. We understand that the unit has a 375KVA power supply but all interested parties should rely on their own enquiries to satisfy themselves as to the accuracy of this information.

Areas

Ground Floor GIA 41,019 sq.ft. (3,810 sq.m.)

Terms

Available by way of a new internal repairing and insuring lease for a term of years to be agreed.

Rent

The unit is available at a competitive rental of £122,500 pa exclusive of rates external building maintenance, water, building insurance and power, which will be payable in addition.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All prices, outgoing and rental are quoted free of, but may be liable to, VAT.

Rates

Rateable Value: £66,000

Interested parties are advised to make their own enquiries with the Local Authority.

EPC

C75

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:

https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented

Anti-Money Laundering Regulations

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agents:

Mark Coulthurst

t. 0151 242 3123

m. 07767 685 598

e. mark.coulthurst@masonowen.com