



TO LET BY WAY OF ASSIGNMENT/SUB-LEASE

27,309 SQ FT 2,537.1 SQ M



Quality warehouse
/ workshop
accommodation



Currently fitted out for
medical use



Suitable for a variety
of commercial uses
subject to consents



Substantial
external areas



UNITS 3-5
**UNITY
GROVE**

KNOWSLEY BUSINESS PARK, PRESCOT, L34 9GT



B5194 School Lane

Unity Grove

QUALITY WAREHOUSE / WORKSHOP
SUITABLE FOR A VARIETY OF
COMMERCIAL USES
SUBJECT TO CONSENTS.

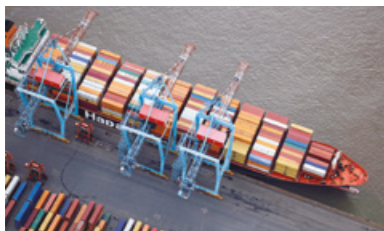




LOCATION

Situated within Knowsley Business Park a highly successful commercial environment which is strategically located for access to junction 4 M57 and the A580 East Lancashire Road.

Unity Grove comprises a development of modern warehouses which are accessed via School Lane.



HGV ACCESS TIME (AVERAGE)	
Liverpool Docks	20 mins
Liverpool John Lennon Airport	25 mins
Manchester Airport	45 mins
East Midlands Airport	2 hrs 35 mins
Humber Ports (Immingham)	2 hrs 45 mins
M4 Corridor (Slough)	4 hrs 10 mins
Heathrow Airport	4 hrs 15 mins
London Central	4 hrs 40 mins





KNOWSLEY BUSINESS PARK
A **HIGHLY SUCCESSFUL**
COMMERCIAL ENVIRONMENT
STRATEGICALLY LOCATED
FOR ACCESS TO JUNCTION 4
M57 AND THE A580



UNITS 3-5
**UNITY
GROVE**



DESCRIPTION

A substantial warehouse/workshop with offices and yard which is currently being utilised for specialist medical use and is sub divided internally to provide a variety of clean rooms, stores, warehouse and ancillary staff areas.

Constructed in the 1990's the units have two storey offices to the front and an eaves height of 6m approx. Loading to the yard area is provided by an electrically operated up and over door.





UNITS 3-5
**UNITY
GROVE**

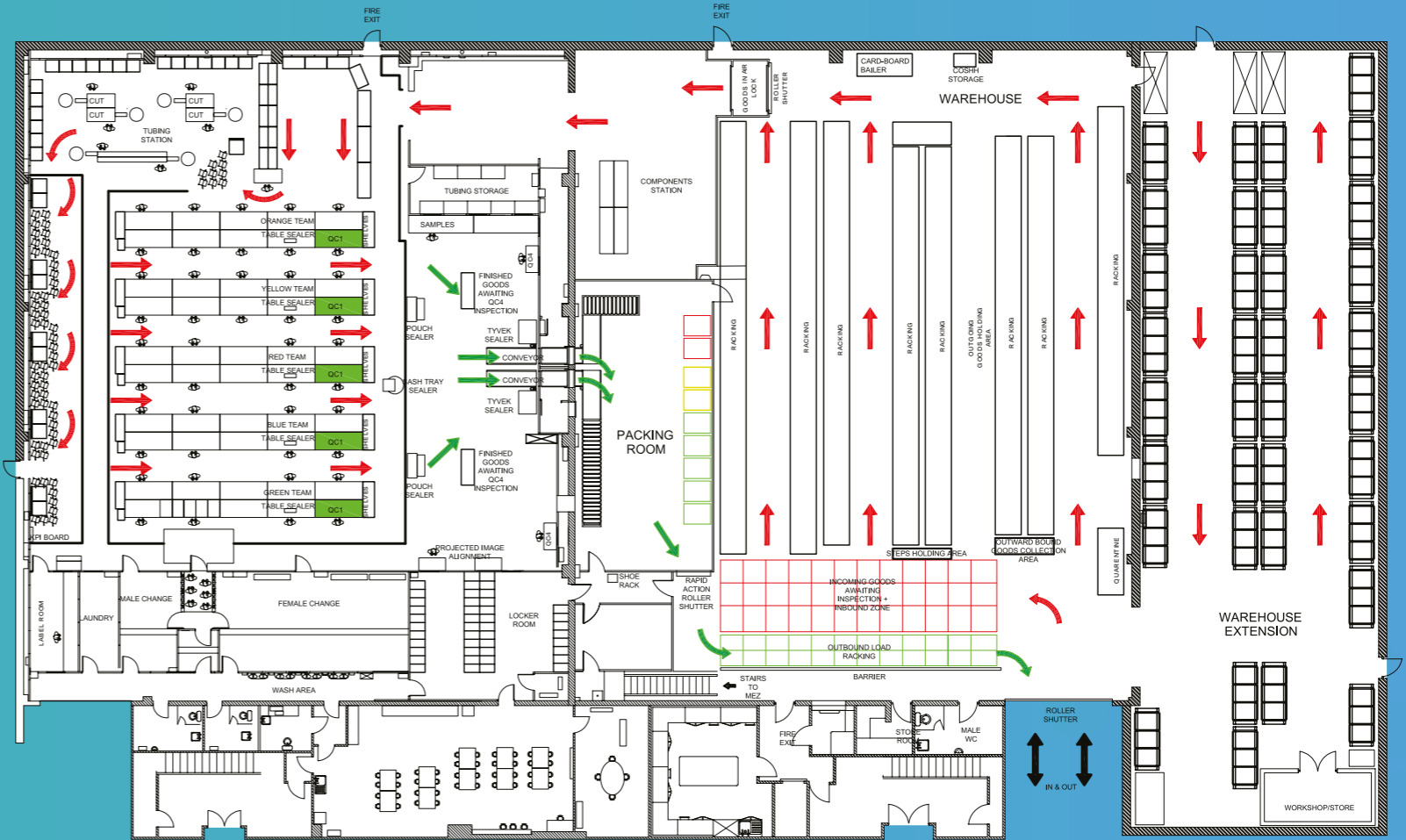




ACCOMMODATION

We calculate the property comprises the following approximate gross internal area:

27,309 SQ FT
(2,537.1 SQ M)



FLOOR PLAN

A **STANTIAL WAREHOUSE/WORKSHOP** WITH **OFFICES** AND **YARD** WHICH IS CURRENTLY BEING UTILISED FOR SPECIALIST MEDICAL USE





FURTHER INFORMATION

RATES

The property is currently assessed for rates as follows;

Rateable Value: £88,500
Rates Payable 23/24: £44,162

SERVICES

The premises benefit from all mains services which are provided to the property including a three phase power supply.

TENURE

The property is held on the residue of a full repairing and insuring lease for a term of years expiring on 18th March 2030 which will be subject to a rent review in March 2025.

RENT

On application.

TERMS

The unit is available to let by way of an assignment for the duration of the term or via or a shorter term sub lease on terms to be agreed.

SERVICE CHARGE

A service charge will be levied for general maintenance of the common areas on the estate, security etc.

EPC

E114

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

VAT

All costs and outgoings will be subject to vat in addition.

CONTACT

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