

# **SURFACE KNOWSLEY**

**Secure open storage site strategically  
located in an established industrial location.**

**TO LET - 2.50 acres (108,900 sq ft)  
with the ability to split the site.**

**Knowsley Industrial Estate, Liverpool, L33 7AH**

**SURFACE**

# SURFACE KNOWSLEY

## 2.50 acres

Surface Knowsley will provide a Class 1 industrial open storage plot of 2.50 acres (108,900 sq ft) located in one of the largest employment areas in Europe.

There is the ability to split the site, in line with occupier requirements.

Knowsley is well served by the M57, M56, M62, M58 and M6 making it an excellent strategic location in which to serve the North West of England.



**Three phase  
electricity**



**Prominent  
location on M57 (J4)**



**Strategic  
location**



**Secure yard  
with 24/7 access**



**Concrete  
hardstanding**



**Mains  
water supply**



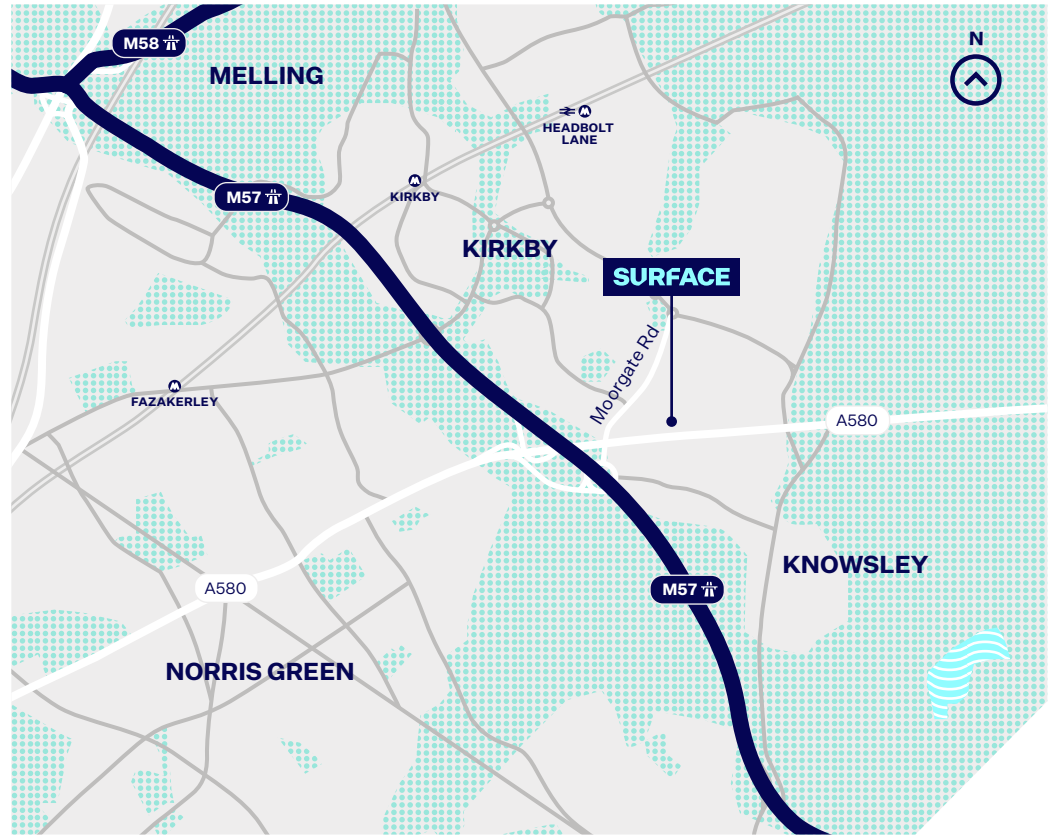
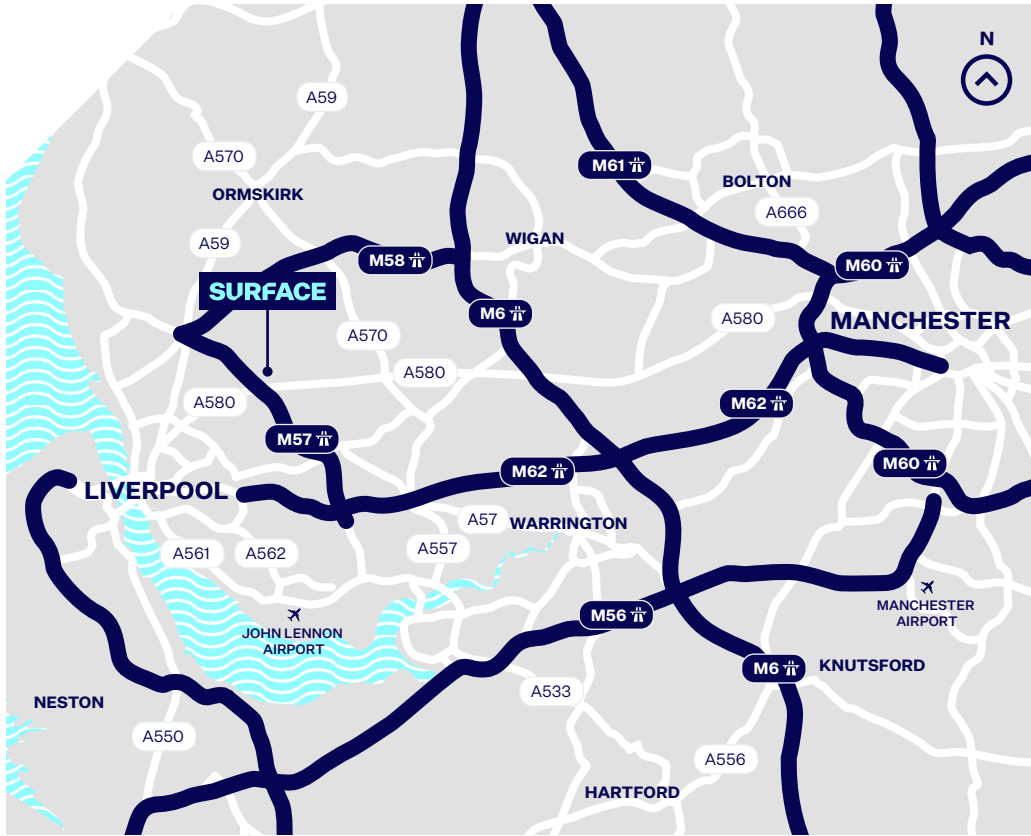
\*Distances are approximate. Source: Google maps.  
Computer Generated Image - indicative only.



## SURFACE KNOWSLEY

| By Road                       | Distance*  |
|-------------------------------|------------|
| M57                           | 4 miles    |
| By Rail                       | Distance*  |
| Liverpool Lime Street Station | 9 miles    |
| Liverpool South Parkway       | 16 miles   |
| Manchester Piccadilly         | 35 miles   |
| Airports                      | Distance*  |
| John Lennon Airport           | 15.3 miles |
| Manchester Airport            | 36.4 miles |

\*Distances are approximate. Source: Google maps.  
Computer Generated Image - indicative only.



## SURFACE KNOWSLEY

Knowsley Industrial Estate, Liverpool, L33 7AH

### Terms

The site is available on a new lease direct from the landlord. Rent on application.

### Accommodation

2.50 acre site (108,900 sq ft)

### VAT

VAT is applicable.

### Legal Costs

Each party to bear their own legal costs.

### Business Rates

Occupiers are invited to make their own enquiries.

### Contact

## DTRE

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## B8

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**SURFACE**