

TO LET

Knowsley

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Modern Industrial/Warehouse Units

Unit 4 8 21 25 & 32-34, Capitol Trading Estate

**Kirkby Bank Road, Knowsley Industrial Park, Knowsley,
Merseyside L33 7SY**

- Steel portal frame
- Intersection of A580 and M57
- 6m min. eaves height
- Up and over loading doors
- Integral Offices/Kitchen
- 24 hr CCTV
- Nearby amenities inc. Shell
Garage/Greggs/Costa Coffee
- 24/7 Access

1,600 - 14,665 sq ft
(148.64 - 1,362.38 sq m)



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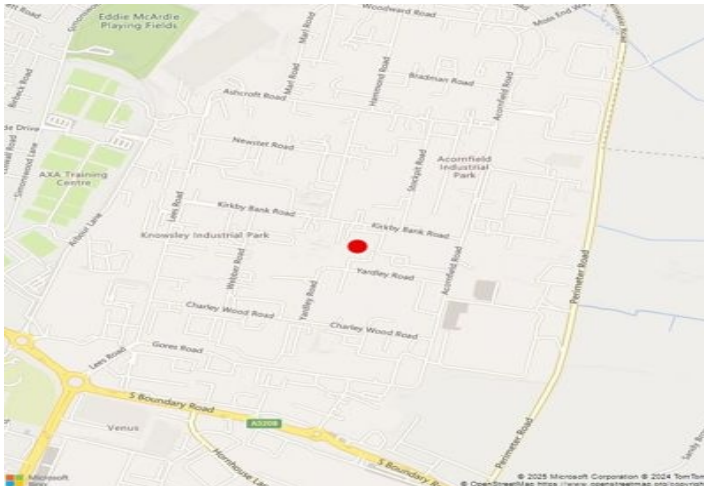
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Unit 4 8 21 25 & 32-34, Capitol Trading Estate

Kirkby Bank Road, Knowsley Industrial Park, Knowsley, Merseyside L33 7SY



Location Capitol Trading Park is accessed off Kirkby Bank Road on the well established Knowsley Industrial Estate, Merseyside. Knowsley Industrial Est is situated at the intersection of the East Lancs Road (A580) and the M57 motorway. The A580 leads west towards Liverpool City Centre and M57 leading north towards the M58 and then to the M62.

Description The property comprises of a multi-let estate providing a range of units from 1,500 up to 25,000 sqft. terraced industrial / warehouse units of steel portal frame construction with concrete floors, brick cladding to the elevations and insulated metal profile clad roof incorporating roof panels.

Servicing to the units is provided by an up and over loading door to the front elevation, whilst also including 3 phase electricity. The units incorporate internal offices & WC's.

The units benefit from a min. eaves height of 6 metres with loading aprons & car parking for staff & visitors. The secure site benefits from CCTV with 24 hour monitoring & 24/7 access.

Energy Performance Certificate

Energy performance certificates are available on request.

VAT

VAT will be payable at the prevailing rate.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Unit 4	5,770	536.03
Unit 8	5,172	480.48
Unit 25	1,436	148.64
Unit 32-34	14,665	1,362.38
Total	14,665	1,362.38

Terms

The units are available on FR&I lease terms to be agreed.

Unit 4 - £45,000 pa exclusive -
Unit 8 - £40,000 pa exclusive
Unit 21 - £19,000 pa exclusive
Unit 25 - £17,500 pa exclusive
Unit 32/34 - £110,000 pa exclusive

Rateable Value

Rateable Value info can be sought from Knowsley B.C. Business Rates Dept. 03000 501 501.

The Service charge is £0.45/sqft to cover site services inc. 24/7 CCTV. Building Insurance is £0.12 sqft

Legal Costs

Each party to responsible for their own costs in relation to any transaction. There is a Service Charge for the services to treh estate and also Building Insurance.

Further Information

Please contact the joint agents, LM6 & B8RE for further information & Viewings:

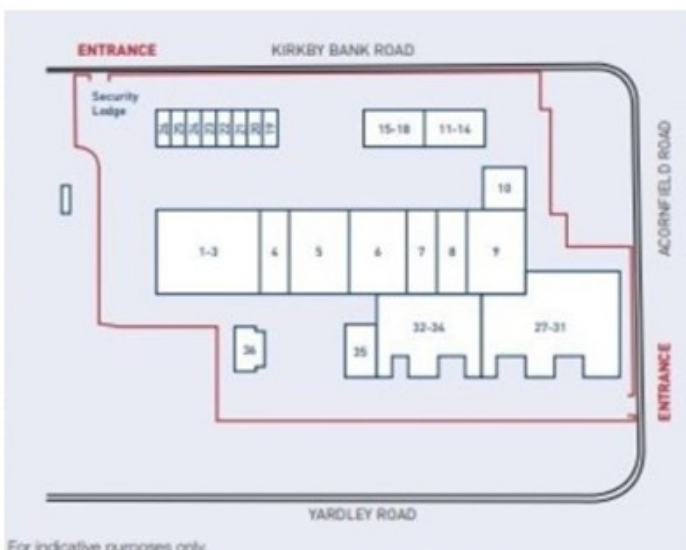
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