

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

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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.



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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

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