

32/34

Capitol Trading Park, Kirkby Bank Road, Knowsley Industrial Park, Knowsley, L33 7SY

B8

0151 675 5000
www.b8re.com

TO LET

Modern Industrial / Warehouse Unit



14,665 sq ft

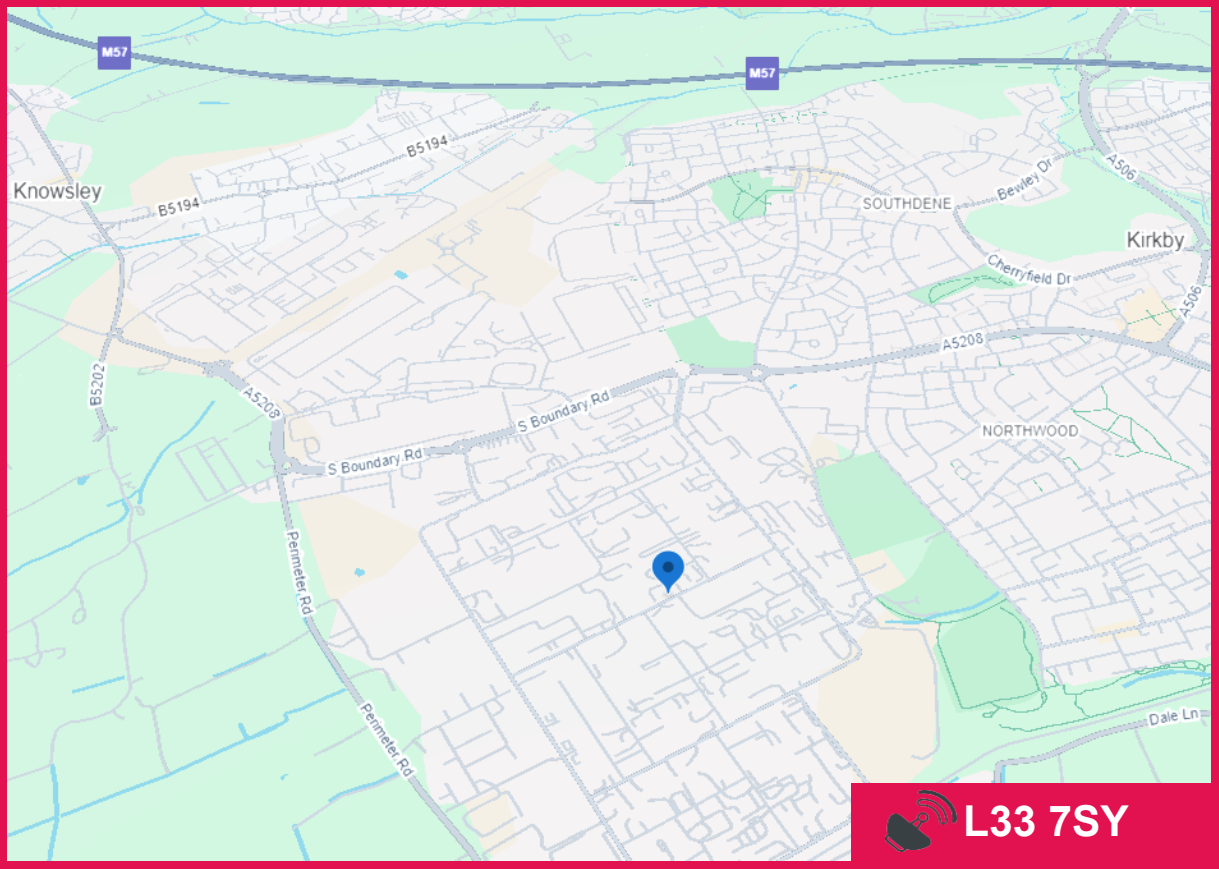
DESCRIPTION

Capitol Trading Park is a multi-let estate providing a range of terraced industrial / warehouse units from 1,500 to 25,000 sq ft.

The units are comprised of steel portal frame construction with concrete floors, brick cladding to the elevations and insulated metal profile clad incorporating roof panels. Specifications include:

- 3x up and over loading doors
- 3 phase electricity
- Integral offices
- W/C & kitchen facilities
- Dedicated yard & car parking
- Secure site with CCTV
- 24 hour access
- 6m minimum eaves height





LOCATION

Capitol Trading Park is accessed off Kirkby Road on the well-established Knowsley Industrial Estate, Merseyside.

Knowsley Industrial estate 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 south to the M62.

TERMS

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

RATEABLE VALUE

RV info can be sought from Knowsley Borough Council Business Rates Dept. 03000 501 501.

The service charge is £0.45psf to cover site services including 24/7 CCTV.

Building insurance is £0.12psf

LEGAL COSTS

Each party to be responsible for their own costs in relation to any transaction.

VAT

VAT will be payable at the prevailing rate.

EPC

Available on request.

ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

For further information please contact:

Thomas Marriott

07769250494

thomas@b8re.com



Phil Morley

07900134483

Tony.okeefe@lm6.co.uk



PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.