

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

B8
0151 675 5000
www.b8re.com

TO LET

Modern Industrial / Warehouse Units



1,603 – 5,770 sq ft



DESCRIPTION

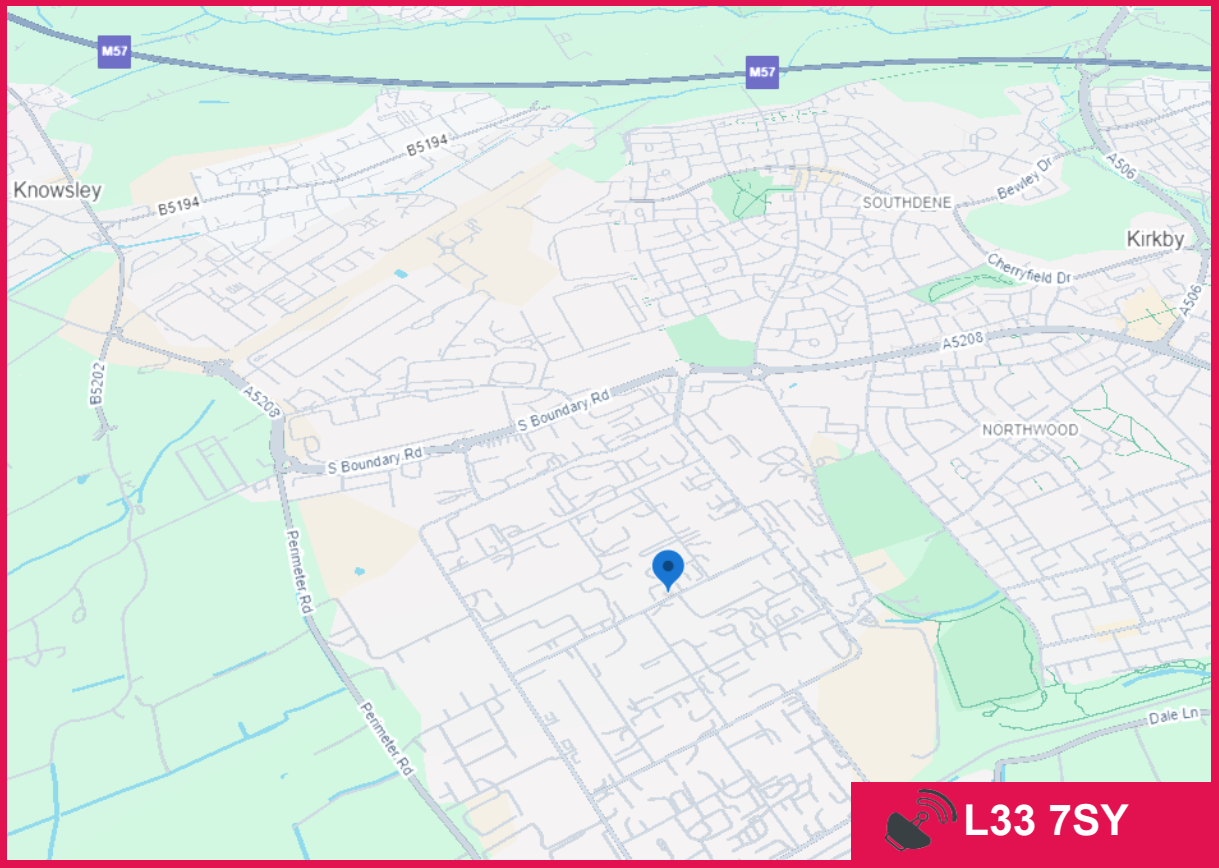
Capitol Trading Park is a multi-let estate providing a range of terraced industrial / warehouse units from 1,500 to 25,000 sq ft.

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

- Up and over loading door
- 3 phase electricity
- Offices
- W/C & kitchen facilities
- Dedicated yard & car parking
- Secure site with CCTV
- 24 hour access
- 6m minimum eaves height

ACCOMODATION	SQ FT	SQ M
Unit 4	5,770	536.05
Unit 8	5,172	480.49
Unit 10 (To be refurbished)	3,566	331.28
Unit 20 + 21	1,603 – 3,207	148.92 – 297.94





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:

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