COOPERSPOINT

COOPERS LANE, KNOWSLEY INDUSTRIAL PARK, LIVERPOOL L33 7TU

WWW.COOPERSPOINT.NET

ABILITY TO COMBINE UNITS

TO LET

HIGH QUALITY INDUSTRIAL / BUSINESS UNITS

3,500 – 7,214 SQ FT



ENTER >

EXCELLENT BUSINESS LOCATION | ESTABLISHED INDUSTRIAL LOCATION | ADJACENT TO A580 | PROMINENT ROADSIDE FRONTAGE

Welcome to Coopers Point, where high quality industrial units are available in one of the UK's prime business locations.



The development promotes excellent environmental standards.
Coopers Point was designed to achieve the 'Very Good' BREEAM rating.

Coopers Point offers flexible, high quality business space. In addition to their outstanding location, they are also well appointed and **benefit from the following specification:**

- Electrically operated sectional up and over doors 4m x 5m
- Clear eaves height of 6m
- 3 phase 60 amps per phase electricity supply
- Mains gas and water connected
- Small kitchen area
- Plastisol coated insulated roof with 10% rooflights
- Ample parking and circulation areas
- Warehouse areas heated by gas fired radiant airblower heaters
- Metal halide lighting
- Gas central heating to offices
- Automatic vehicle gate to entrance and secure perimeter fencing
- Neighbouring units have built-in structural lintel to allow for 4m x 4m knock-out panel to allow access
- All units have mezzanine storage area above offices

COOPERS POINT

HOME
DESCRIPTION
LOCATION
AERIAL
ACCOMMODATION
FURTHER INFO

LOCATION

Knowsley Industrial Park is one of the largest industrial estates in Europe, with all the advantages of road, rail , air and sea transport options. Cooper Point is situated at the heart of Knowsley Industrial Park on the outskirts of Liverpool. The industrial park offers flexible facilities with excellent transport connections and communication links.



TRAVEL TIMES

Liverpool City Centre	20 mins
Liverpool Airport	22 mins
Port of Liverpool	16 mins
Manchester	40 mins
Manchester Airport	43 mins











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EXCELLENT BUSINESS LOCATION | STRATEGICALLY POSITIONED | ADJACENT TO A580

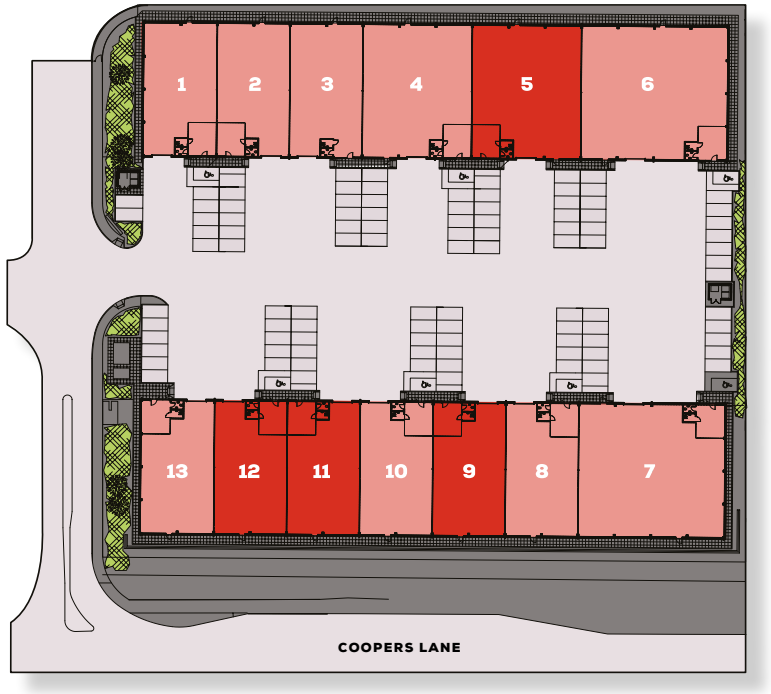
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ACCOMMODATION

UNIT	SQ FT	
1	3,575	Occupied
2	3,539	Occupied
3	3,538	Occupied
4	5,358	Occupied
5	5,307	AVAILABLE
6	7,143	Occupied
7	3,574	Occupied
8	3,556	Occupied
9	3,583	AVAILABLE
10	3,658	Occupied
11	3,583	AVAILABLE
12	3,418	AVAILABLE
13	3,667	Occupied









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www.cooperspoint.net

TERMS

The units are available To Let for a term of years to be agreed.

RENTAL

On application.

RATES

Any incoming occupier will be directly responsible for the payment of Uniform Business Rates.

VAT

All prices, rents and other outgoings are quoted exclusive of, but may be liable for, VAT which will be charged at the prevailing rate.

EPC

Full EPC reports are available upon request.

VIEWING

For viewing and further information please contact the joint agents:

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