

**Kiam House, Birchill Road, Knowsley
Industrial Estate, Liverpool, L33 7TD**

B8

0151 675 5000
www.b8re.com

TO LET

10,359 sq ft (962.42 sq m)

AVAILABLE – JAN 26



INDUSTRIAL / WAREHOUSE UNIT

LOCATION

Kiam House is situated on the northern boundary of Knowsley Industrial Estate fronting Ashcroft Road, a primary vehicle route servicing the wider estate.

Knowsley Business Park benefits from immediate access to the A580 East Lancashire Road, a main arterial route providing connections between Liverpool (10 miles south west) and Manchester (30 miles east).

Junction 4 of the M57 is within 2 miles, Junction 6 M62 within 8 miles, and Junction 23 of the M6 within 10 miles making it an excellent strategic distribution location in which to serve the North West of England and wider UK area. The M62 motorway connects Liverpool to Leeds via the M60 orbital motorway.

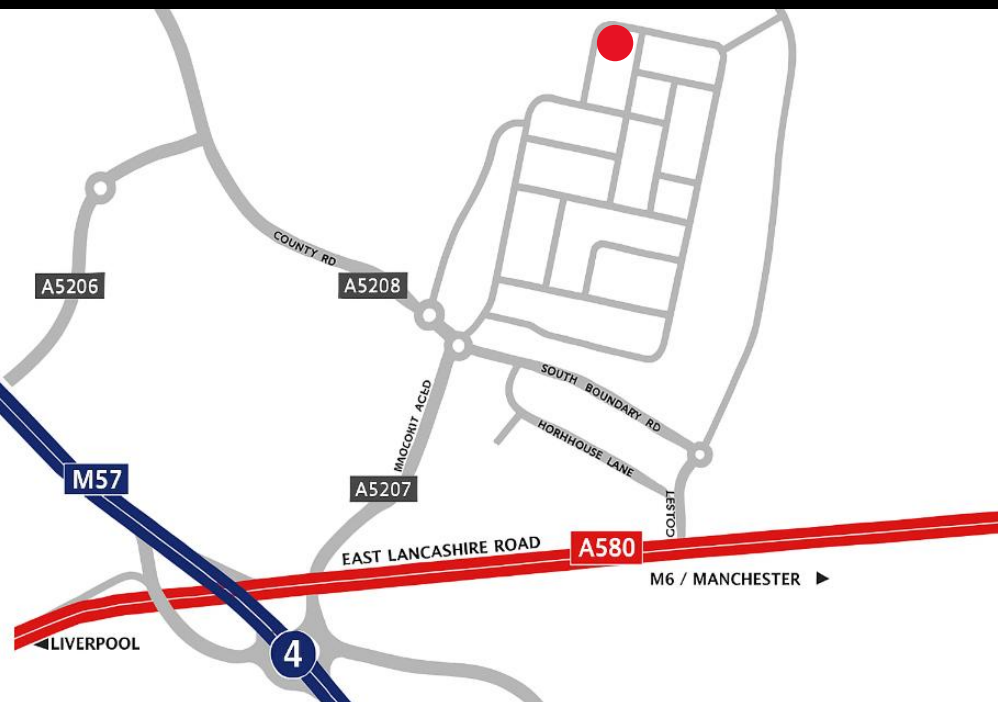
Knowsley is an established industrial location being the largest business park in the Liverpool City Region and home to approximately 800 businesses.

DESCRIPTION

Kiam House occupies a prominent position at the corner of Birchill Road and Ashcroft Road. The property is formed of an older generation warehouse of truss roof construction, together with a modern high bay portal frame warehouse

- Steel portal frame construction
- Profile metal clad elevations
- 1no. level loading door – 4m (W) x 4 (H)
- Up to 6m eaves
- 3 phase electricity
- Ground and first floor pod office
- Kitchenette / canteen at ground floor
- WC's at ground floor





TERMS

Available on a new Full Repairing and Insuring lease.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this 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.

CONTACT

For further information / viewings please contact:

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