



TO LET

INDUSTRIAL / WAREHOUSE UNIT

5,295 SQ FT (491.92 SQ M)

ESTABLISHED INDUSTRIAL LOCATION ♦ EAVES HEIGHT OF 6.5M ♦ INTEGRATED OFFICE ACCOMMODATION



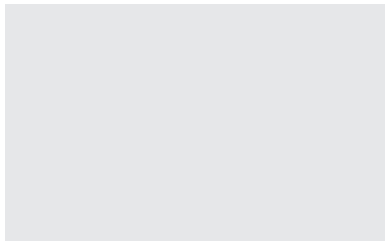
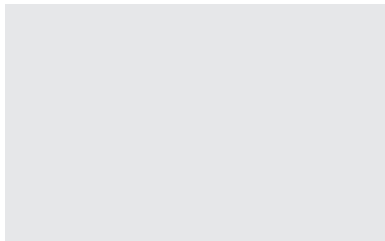
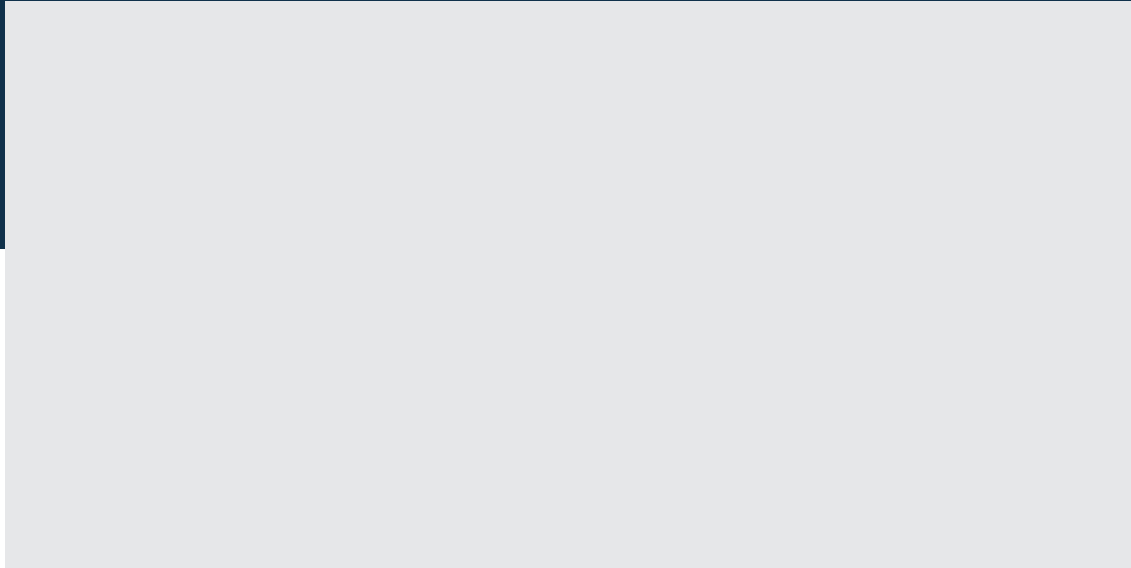
UNIT E3

PENRHYN COURT

KNOWSLEY INDUSTRIAL ESTATE ♦ MERSEYSIDE ♦ L34 9AB

ACCOMMODATION

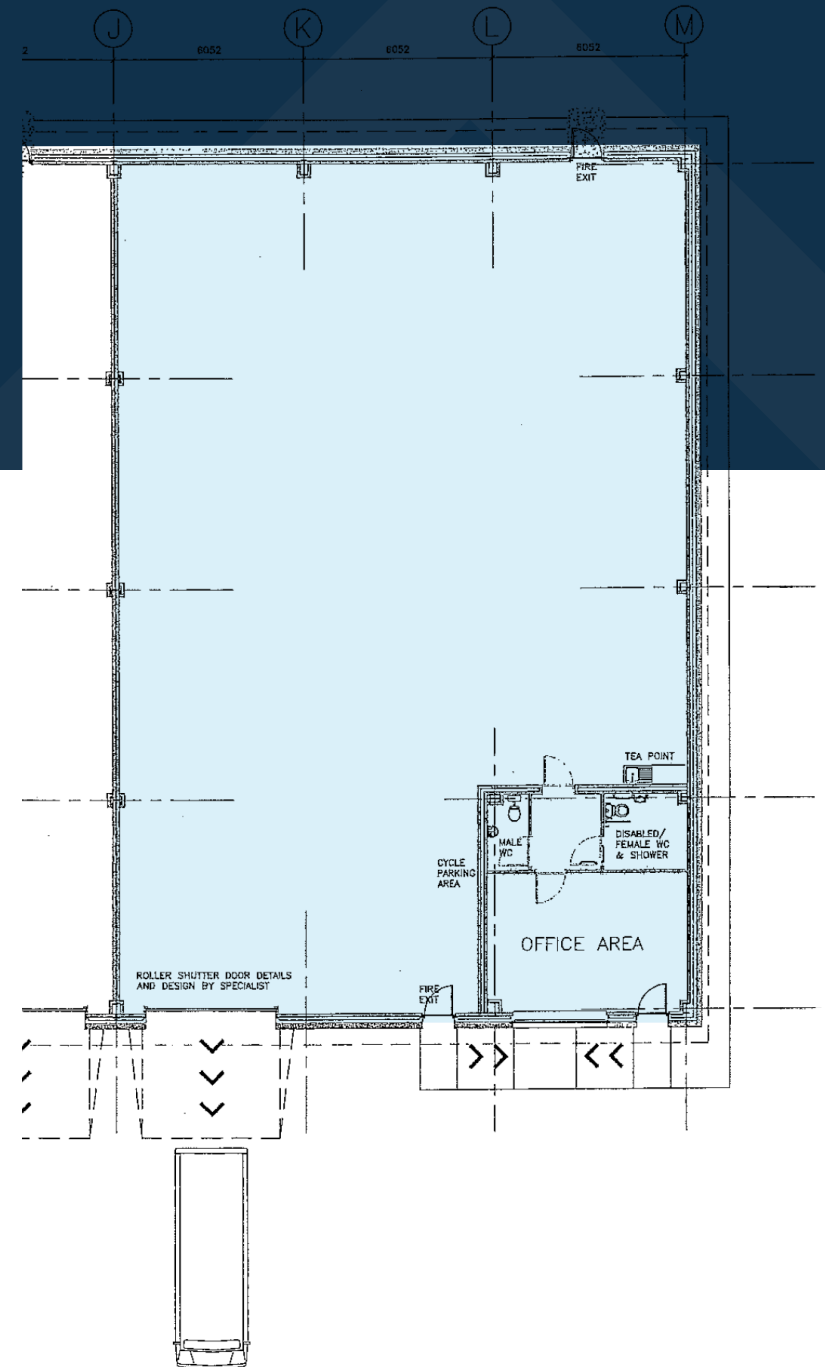
The unit offers 5,295 sq ft of accommodation and is of steel portal framed construction under a pitched roof, externally fully clad in profiled sheeting incorporating approximately 10% office content and set within a central courtyard area. The unit includes an additional mezzanine of xxx sq ft.



SPECIFICATION

Unit E3 is a high quality industrial / warehouse unit set within a secure location and offers the following specification:

- 6.5m clear internal eaves height
- Electric roller shutter access
- High quality office including comfort cooling
- 37.5kn / m sq floor loading to area
- 10 car parking spaces and concrete yard areas
- Plus mezzanine floor of xxx sq ft



LOCATION

Penrhyn Court is prominently located along Penrhyn Road, Knowsley Business Park, immediately to the south of A580 East Lancashire Road which provides direct access to Liverpool in the west and Manchester to the east. Junction 4 & 5 of the M57 are ½ mile to the west.



SAT NAV: L34 9AB



EPC

The unit has an EPC rating of B(40).

VAT

VAT will be payable on any transaction undertaken.

TERMS

The unit is available To Let for a term of years to be agreed.

LEGAL FEES

Each party will be liable for their own legal fees.

FURTHER INFORMATION

For further information please contact the joint agents:

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