

KIAM HOUSE
BIRCHILL ROAD
KNOWLSEY INDUSTRIAL ESTATE
LIVERPOOL

B8

0151 675 5000

www.b8re.com

TO LET

📍 L33 7TD

AVAILABLE – JAN 26



12,333 SQ FT

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 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

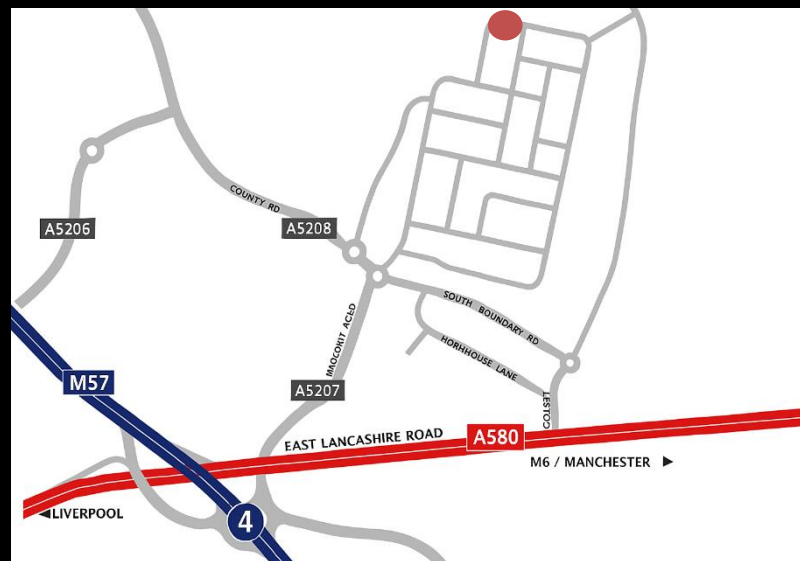
ACCOMMODATION

We have measured the property to an approximate GIA of 12,333 sq ft





WN8 9PW



TERMS

New Full Repairing and Insuring lease

EPC

Available on request

TENURE

Leasehold

LEGAL COSTS

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

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 please contact:-

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