

YARDLEY ROAD

KNOWSLEY INDUSTRIAL PARK



TO LET

NEW INDUSTRIAL UNIT

RECENTLY CONSTRUCTED UNIT WITH TWO STOREY OFFICE
ACCOMMODATION

456.7 sq m (4,915 sq ft)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners

0151 227 3400

www.hitchcockwright.co.uk

YARDLEY ROAD, KNOWSLEY



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LOCATION

The property is located on Yardley Road on the well established and popular Knowsley Industrial Estate close to the A580 East Lancashire Road and junctions 4 and 5 of M57 motorway.

DESCRIPTION

The property comprises a new warehouse unit of steel frame construction with high quality brick and profile metal clad elevations under a pitched roof. The warehouse benefits from sodium lighting and an electric roller shutter door. There is a two storey office section located to the front of the property comprising w.c.s and a reception area at ground floor and two offices at first floor level. The offices benefits from heating and comfort cooling.

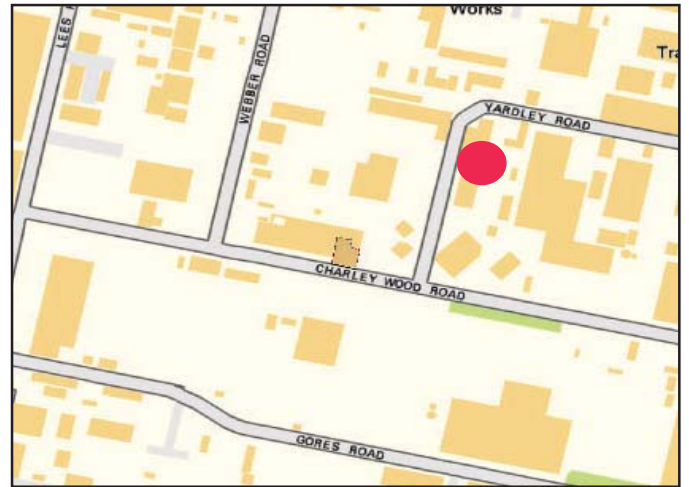
ACCOMMODATION

Measured on a gross internal area basis the accommodation extends to:

Warehouse	377.3 sq m	(4,061 sq ft)
Offices	79.4 sq m	(854 sq ft)
Total	456.7 sq m	(4,915 sq ft)

TENURE

The premises will be made available by way of new Full Repairing and Insuring lease for a term of years to be agreed.



RENT

Details available upon request.

BUSINESS RATES

The tenant will be responsible for the payment of Business Rates.

LEGAL COSTS

The ingoing tenant is to be responsible for their own legal costs in connection with the preparation and execution of the lease documentation and any stamp duty thereon.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details Prepared April 2009



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