

# PRELIMINARY DETAILS

## FOR SALE / TO LET

### FREEHOLD LAND

### 1.4 ACRES (0.6 HECTARES)



## Unity Grove, Knowsley Business Park, Merseyside L34 9AR

### LOCATION

The subject site is located on Unity Grove on Knowsley Business Park. The Business Park is located just off the A580 East Lancashire Road, approximately 8 miles north east of Liverpool City Centre and 34 miles to the west of Manchester.

A580 provides a dual carriageway link between Liverpool and Manchester and direct access to Junction 22 of M6 Motorway, approximately 9 miles to the east. Junctions 4 and 5 of the M57 Motorway are located a short distance away, providing easy access to the M62. Liverpool John Lennon Airport is situated approximately 9 miles to the south.

Knowsley Business Park and Industrial Park is one of the largest employment areas in the North West.

### DESCRIPTION

The site is level and irregular in shape, with access from Unity Grove, off School Lane and Ainsworth Lane. The site has been surfaced and extends to approximately 1.4 acres (0.6 hectares).

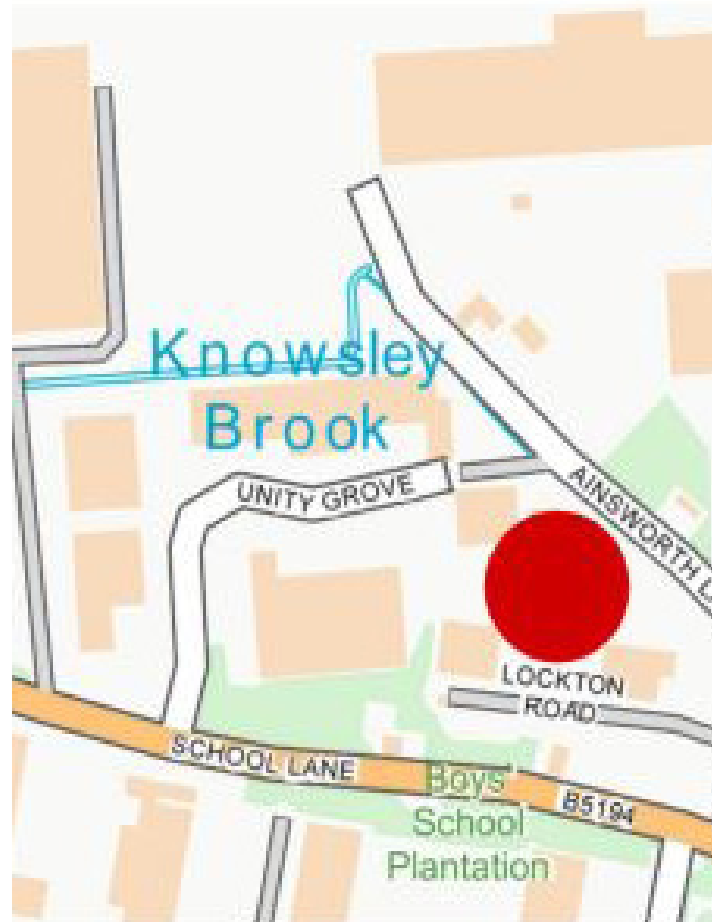
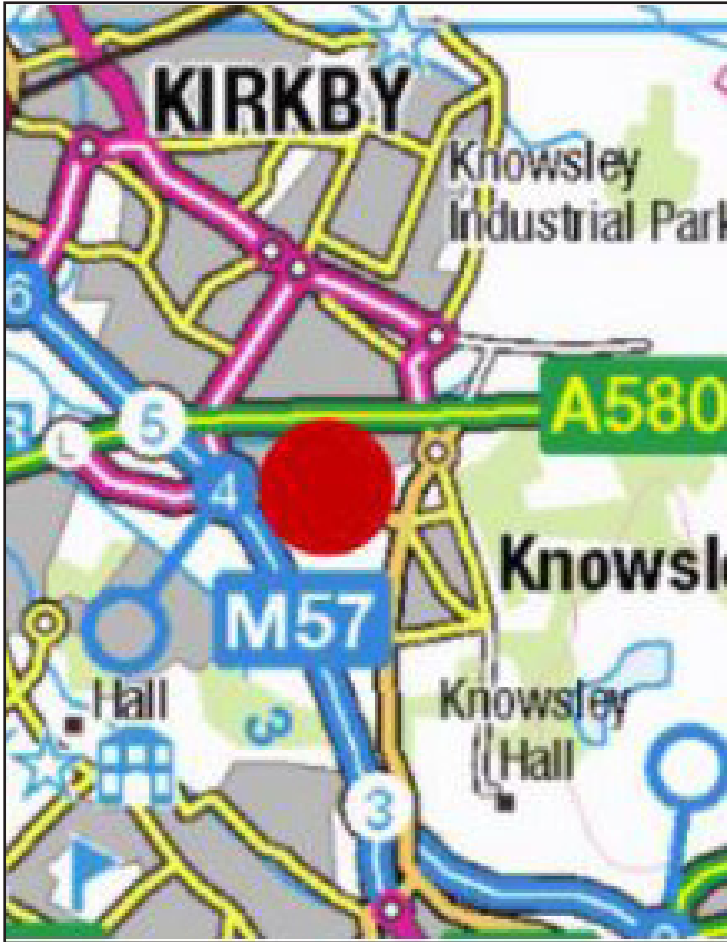
### PRICE/ RENTAL

Available upon request.

### VAT

All rents, prices and other figures included in these particulars are quoted exclusive of VAT.

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### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

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

Tel. No. 0151 227 3400

E-mail: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Subject to Contract

Details prepared August 2024

