



## TO LET

Pegasus House • Kings Business Park • Knowsley **L34 1BJ**

**31,548 sq ft (2,931.83 sq m)**

- Prestigious HQ building available
- Situated at the entrance of Knowsley Business Park

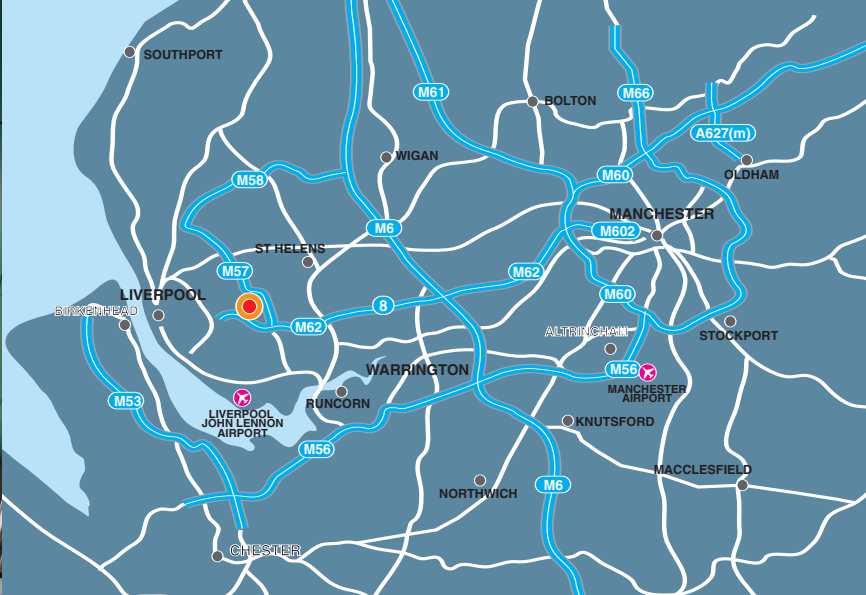


### Description

Pegasus House was completed in late 2000 and provides a high quality office building arranged over ground, first and second floor levels in effectively a 'V' shaped building. An attractive double height glazed reception and the core sits at the angle of the 'V' allowing each wing to provide clear floor space capable of open plan or cellular occupation. The main reception stairs lead to all floors and fire escapes are located to both sides at the top of the 'V'. Toilet facilities are located on all floors behind the stairwell and lift areas. A plant room servicing in the building is located at ground floor level.

The accommodation has been finished to a high specification and benefits from the following:

- Air conditioning
- Full access raised floors
- Double glazing throughout
- 12 person passenger lift connecting all floors
- Suspended ceiling and recessed fluorescent lighting
- Male, female and disabled WC's to all floors



## Location

Kings Business Park comprises a mature landscaped business park with excellent connectivity throughout the region lying immediately adjacent to junction 2 of the M57 motorway which links with the A58 and East Lancashire Road and the M62 motorway.

Pegasus House occupies a prominent site near the entrance to the park and comprises an attractive quality office building together with designated car parking.

Knowsley is one of the principal commercial centres of Merseyside located approximately 9 miles to the east of Liverpool city centre. Liverpool John Lennon Airport is approximately 15 miles to the south. The main railway line provides regular services to London Euston and Manchester Piccadilly.



- 1 Knowsley Housing Trust
- 2 Kingspark Day Nursery
- 3 Knowsley PCT
- 4 Johnsons
- 5 Balfour Beatty
- 6 E J Horrocks
- 7 Compass Cost Consultants
- 8 Camelot
- 9 Lime Coffee Shop
- 10 Duncan Gibbons Solicitors
- 11 Alternative Housing

## Accommodation

The accommodation extends to the following floor areas-

Ground Floor Offices	4,777 sq ft	(443.80 sq m)
Ground Floor Reception	1,761 sq ft	(163.60 sq m)
First Floor Offices	11,744 sq ft	(1,091.05 sq m)
Second Floor Offices	13,276 sq ft	(1,233.38 sq m)
<b>Total</b>	<b>31,558 sq ft</b>	<b>(2,931.83 sq m)</b>

Pegasus House sits on a generous and mature landscaped site providing car parking for 133 spaces which equates to a car parking ratio of 1:237 sq ft.

## Terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## Rates

The ingoing tenant will be directly responsible for the business rates for the property. We understand that the current rateable value of the subject offices within the 2010 Valuation Rating List is £440,000, therefore the rates payable will be £190,520.

## EPC

An EPC is available upon request.

## Viewing and Further Information

Strictly by appointment with the joint agents.



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Preston  Herlihy  
Property Consultants

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## Important:

The agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute a part of a contract. (2) No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.

July 2011 Subject to Contract