

**TO LET**

**Self-Contained Hybrid Industrial Unit**



**PRIDE POINT, ASHCROFT ROAD,  
KNOWSLEY INDUSTRIAL ESTATE**

**Liverpool**

**L33 7TW**

- Last Hybrid Unit available
- Established industrial location
- In close proximity to A580 and M57
- Self – Contained Ground Floor Warehousing and / or First Floor Offices



**1,160 – 2,330 sq ft (107 – 216 sq m)**

# PRIDE POINT, KNOWSLEY INDUSTRIAL ESTATE

## LIVERPOOL, L33 7TW

### LOCATION

Knowsley Industrial Estate lies some 6 miles East of Liverpool City Centre and 26 miles West of Manchester City Centre. The estate is accessed from Junction 4 of the M57, via the A5207 (Moorgate Road) and A5208 (South Boundary Road).

### DESCRIPTION

The development comprises a modern 2 storey office block fronting Ashcroft Road with four adjoining hybrid units to the rear of the site. The units are split equally with the ground floor providing light industrial accommodation and the first floor office accommodation.

The site benefits from 32 car parking spaces with additional loading and circulation space. The site is bound by steel palisade fencing with security gates and CCTV.

The warehousing is built to the following specification:

- Block structure and concrete floor
- 4.55m eaves
- 3m high roller shutter door
- Kitchens and W/C's
- Separate access to the warehouse and office
- Car parking and loading areas

### ACCOMMODATION

The floor areas for the subject accommodation have been calculated on a net internal basis provided by the landlord and are as follows:-

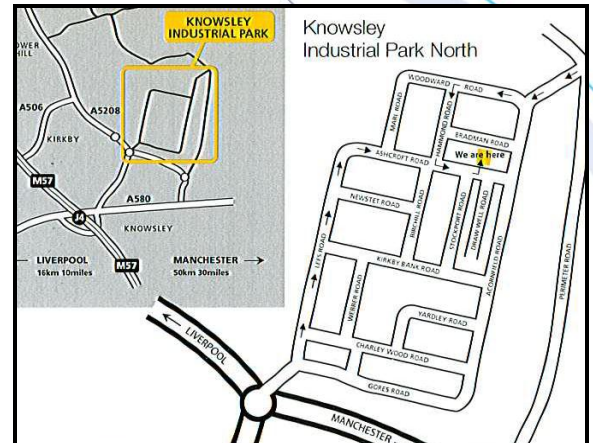
Description	Sqft	Sqm
Ground Floor	1,170	108.70
First Floor	1,160	107.77
Total	3,669	340.85

### BUSINESS RATES

We are reliably informed the premises are assessed as follows as from 1 April 2010:

Warehouse and premises – Rateable Value: £12,500

Interested parties must rely upon their own enquiries through Knowsley Council.



### TERMS

All accommodation available to let on flexible lease terms, further information on application from the retained agent.

### ENERGY PERFORMANCE CERTIFICATES

A copy of the relevant EPC is available on request.

### VAT

All prices, outgoings and rentals quoted are exclusive of VAT to which they will be liable at the prevailing rate.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

### VIEWING

For further information or to arrange a viewing please contact:

Andrew Byrne  
Tel: 0151 255 0755  
Fax: 0151 255 1181

Email: [andrewbyrne@keppiemassie.com](mailto:andrewbyrne@keppiemassie.com)

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**SUBJECT TO CONTRACT**



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