

TO LET

Self-Contained Office Suite



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

Liverpool

L33 7TW

- Ground and First Floor Self Contained Unit
- In close proximity to A580 and M57
- On site car parking

1,339 – 2,866 sq ft (124 - 266 sq m)

**keppie
massie**

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 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 specification of the ground floor office suite includes:

- Suspended ceiling incorporating florescent strip lighting
- Double glazing
- Surface mounted perimeter trunking
- Air conditioning
- Electric Wall heaters

ACCOMMODATION

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

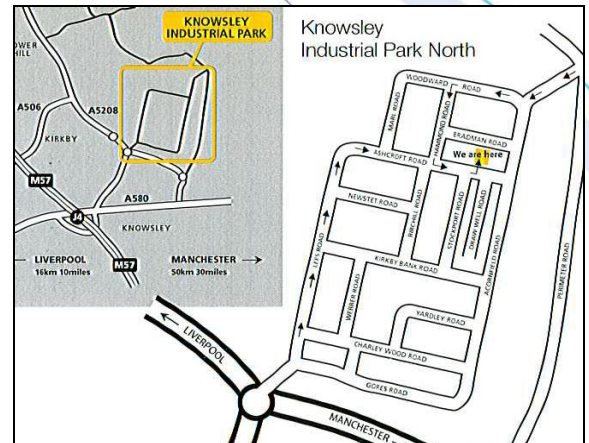
Description	Sqft	Sqm
Ground Floor Suite	1,339	124.38
First Floor Suite	1,527	141.86
Total	2,866	266.24

BUSINESS RATES

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

Warehouse and premises – Rateable Value: £10,500

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

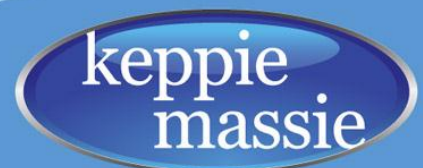
For further information or to arrange a viewing please contact:

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Fax: 0151 255 1181

Email: andrewbyrne@keppiemassie.com

September 2011

SUBJECT TO CONTRACT



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