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**GATEWAY 4**

**KNOWSLEY BUSINESS PARK , L34 9EN**

**UNIT 2 - 2,600 sq.ft ( 241.5 sq.m)**

**UNIT 10 - 2,600 sq.ft (241.5 sq.m)**

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

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners

**0151 227 3400**

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# GATEWAY 4 UNITS 2 & 10, KNOWSLEY BUSINESS PARK, L34 9EN



## LOCATION

Gateway 4 occupies a highly prominent position at the entrance to the popular Knowsley Business Park. The development can be found at the roundabout junction of School Lane (B5194) and junction 4 of the M57 motorway. The East Lancashire Road (A580) is 300 yards away providing easy access to both the M62 and M58 motorways. Surrounding occupiers include the Suites and Howard Johnson Hotels, Ethel Austin and CP Kelco to name but a few.

## DESCRIPTION

Both units are self contained, modern stand alone units constructed of steel portal frame with brick work elevations and cladding above.

The two units benefit from:

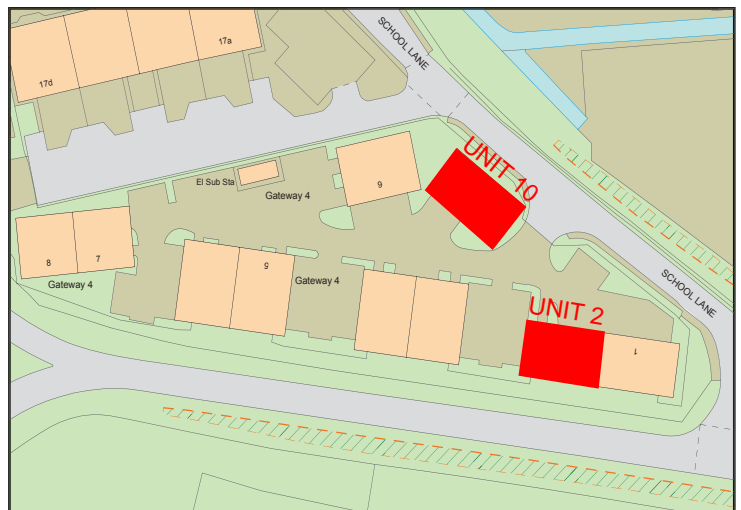
- \* 6m Eaves
- \* 3 Phase Electricity
- \* Pedestrian and loading access via electric roller shutter doors
- \* Gas central heated office areas
- \* WC and kitchen facilities

In addition Unit 9 offers a mezzanine level with further storage/office space.

## ACCOMMODATION

From measurements taken on site, we calculate the gross internal floor areas to be as follows:

Unit 2 Warehouse	2,600 sq.ft	241.5 sq.m
Unit 10 Warehouse	2,600 sq.ft	241.5 sq.m



## TERMS

The units are available by way of a new fully repairing and insuring lease for a term to be agreed at a rental of:

Unit 2 £12,000.00 per annum exclusive

Unit 10 £12,000.00 per annum exclusive

## RATES

From information obtained from The Valuation Office we understand the premises are assessed as follows:-

Unit 2 Rateable Value £14,750

Unit 10 Rateable Value £14,250

Hitchcock Wright & Partners gives no warranty that the values supplied and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

## LEGAL COSTS

Each party will be responsible for their own legal costs

## 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](mailto:nickharrop@hwandp.co.uk)

Alternatively contact our joint agents Mason Owen on 0151 242 3000

Details Updated NOVEMBER 2011

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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