

FOR SALE

Freehold Commercial Property

6,478 sq.ft. (601.8 sq.m.)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

Price Available Upon Request



24 Caddick Road, Knowsley Business Park, Liverpool L34 9HP

LOCATION

The property is located on Caddick Road on Knowsley Business Park. The Business park is situated approximately 8 miles to the north east of Liverpool City Centre and approximately 34 miles to the west of Manchester and is located just south of the A580 East Lancashire Road. The A580 provides a dual carriageway link between Liverpool and Manchester and direct access to Junction 22 of the M6 motorway, approximately 9 miles to the east. Junctions 4 and 5 of the M57 motorway are located a short distance away and provide access to the M62 and the M6 motorways. Liverpool John Lennon airport is situated approximately 9 miles to the south.

Knowsley Industrial/Business Park is one of the largest employment areas in the North West, located either side of the A580.

DESCRIPTION

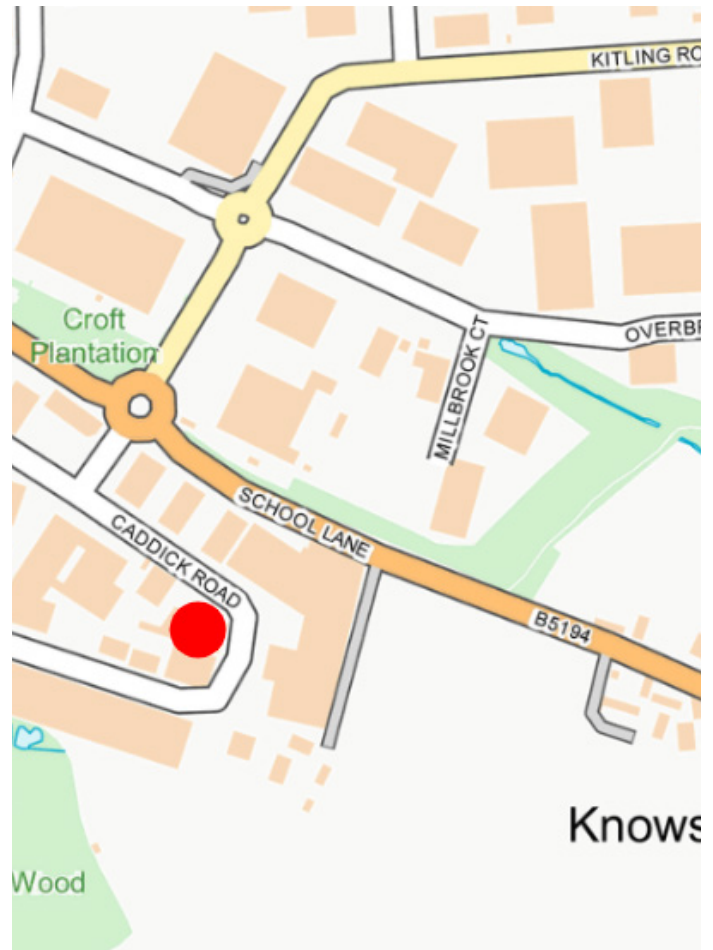
The property comprises a semi-detached single storey business unit with a warehouse and offices, occupying an attractive landscaped corner site close to the entrance to Caddick Road. The building is clad externally in brickwork with profile metal cladding above. Windows to the office section are double glazed.

The property provides warehouse and office accommodation. The warehouse area has a headroom of approximately 3.2m and is served by an electrically operated roller shutter door approached from the concreted loading yard and car park. The office section is partitioned to provide a general open plan area, private offices, a meeting room, kitchen area, stores and W.C.s.

ACCOMMODATION

Warehouse	3,069 sq. ft.	(285.1 sq. m)
Office, stores & ancillary	3,409 sq. ft.	(316.7 sq. m.)
Total	6,478 sq. ft.	(601.8 sq. m)

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PRICE

Available upon request.

RATEABLE VALUE

The property has been assessed as having a rateable value of £40,500.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available upon request.

VAT

All prices quoted are exclusive of but, may be subject to VAT at the prevailing rate.

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

Subject to Contract

Details prepared April 2026

