

TO LET

PRELIMINARY DETAILS

NEW INDUSTRIAL UNITS AVAILABLE JANUARY 2024

UNIT 1 - 1,280 SQ.FT. (119.0 SQ.M.)

UNIT 2 - 1,457 SQ.FT. (135.4 SQ.M.)

Hitchcock & Wright
CHARTERED SURVEYORS **Partners**

RENTAL AVAILABE ON APPLICATION



GATEWAY 4, SCHOOL LANE, 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.

DESCRIPTION

The units are self contained, modern detached properties with a steel portal frame and brick and profile metal clad elevations.

The units benefit from:

- 6m Eaves
- 3 Phase Electricity
- Pedestrian and loading access via electric roller shutter doors

- WC and kitchen facilities

ACCOMMODATION

Unit 1

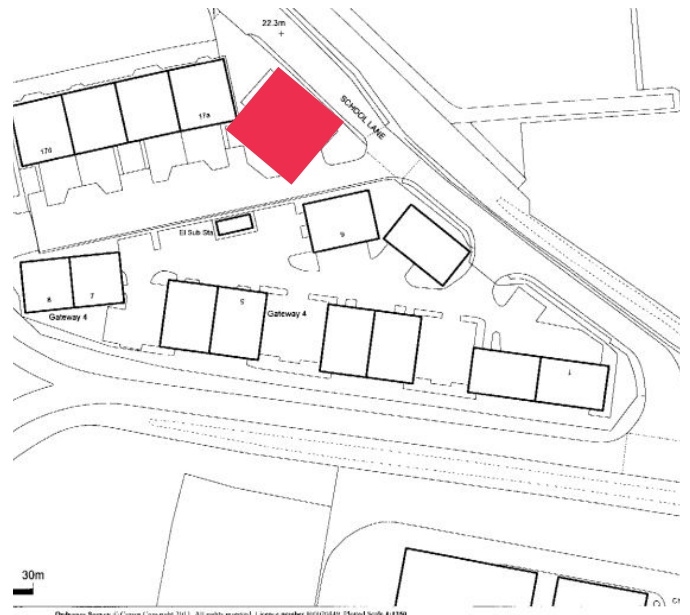
| | | |
|--------------|---------------------|----------------------|
| Ground Floor | 984 sq.ft. | (91.5 sq.m.) |
| Mezzanine | 296 sq.ft. | (27.5 sq.m.) |
| Total | 1,280 sq.ft. | (119.0 sq.m.) |

Unit 2

| | | |
|--------------|---------------------|----------------------|
| Ground Floor | 1,099 sq.ft. | (102.1 sq.m.) |
| Mezzanine | 358 sq.ft. | (33.3 sq.m.) |
| Total | 1,457 sq.ft. | (125.4 sq.m.) |



GATEWAY 4, SCHOOL LANE, KNOWSLEY BUSINESS PARK L345 9EN



TERMS

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

BUSINESS RATES

Rateable Value: TBC

Qualifying businesses should be entitled to Small Business Rates Relief.

EPC

An EPC will be available following completion.

VAT

All rents, prices and other figures included in these particulars are quoted exclusive of VAT.

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 December 2023