## 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.)



**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

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• WC and kitchen facilities

### ACCOMMODATION

	1-1	2012/02/04
Total	1,457 sq.ft.	(125.4 sq.m.)
Mezzanine	358 sq.ft.	( 33.3 sq.m.)
Ground Floor	1,099 sq.ft.	(102.1 sq.m.)
Unit 2		
Total	1,280 sq.ft.	(119.0 sq.m.)
Mezannine	296 sq.ft.	(27.5 sq.m.)
Ground Floor	984 sq.ft.	(91.5 sq.m.)
Unit 1		



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# Hitchcock Wright CHARTERED SURVEYORS & Partners

# 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

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