

TO LET (MAY SELL)

Attractive HQ Style Self
Contained Office Building in
Attractive Landscaped Parkland
Setting.

7,405 Sq.ft. (687.94 sq.m.)

**PUMA COURT
UNIT 4 KINGS BUSINESS PARK
KNOWSLEY
MERSEYSIDE
L34 1PJ**





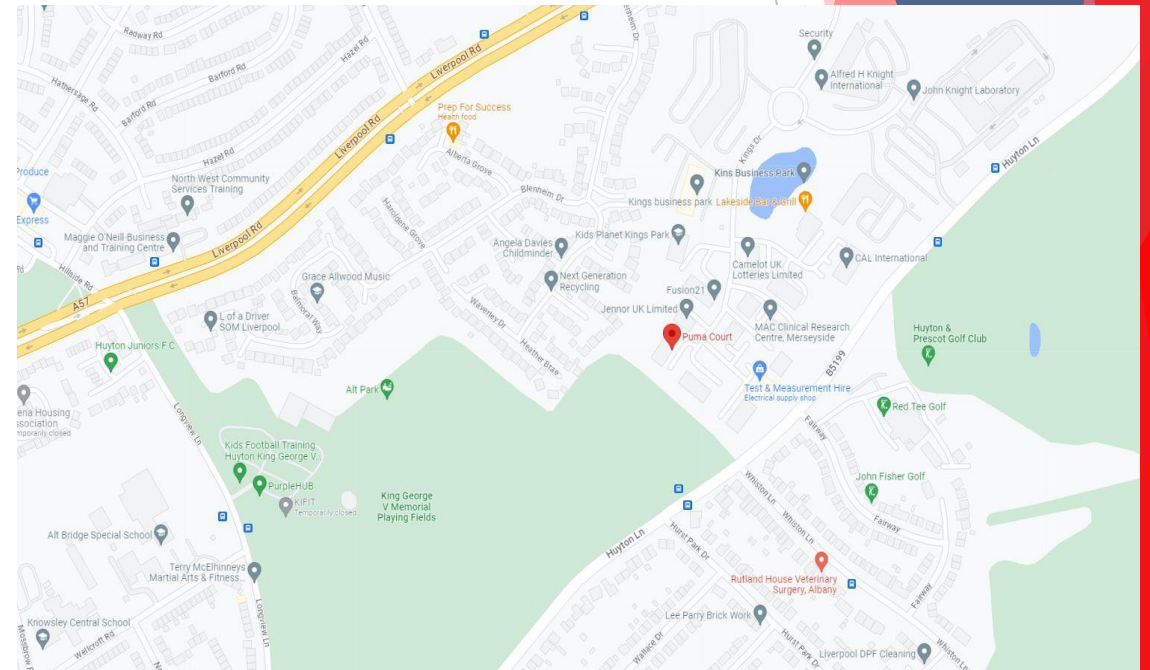
LOCATION

Kings Business Park is an established office park superbly located close to the major intersections of the M57 with the M62 and A580, with direct access from junction 2 of the 57 motorway.

The park benefits from a full half mile frontage off the A57 (Liverpool Road) in a well located development less than 500 metres from junction 2 of the M57 motorway.

Both Prescot and Huyton town centres are less than 2 miles to the east and south west respectively, with both town offering a range of retail amenity including Asda and Tesco supermarkets. Liverpool city centre is approximately 5 miles to the west.

The park is served by many local bus routes and both Prescot and Huyton Stations offer a regular rail service to Liverpool Lime Street and other destinations.

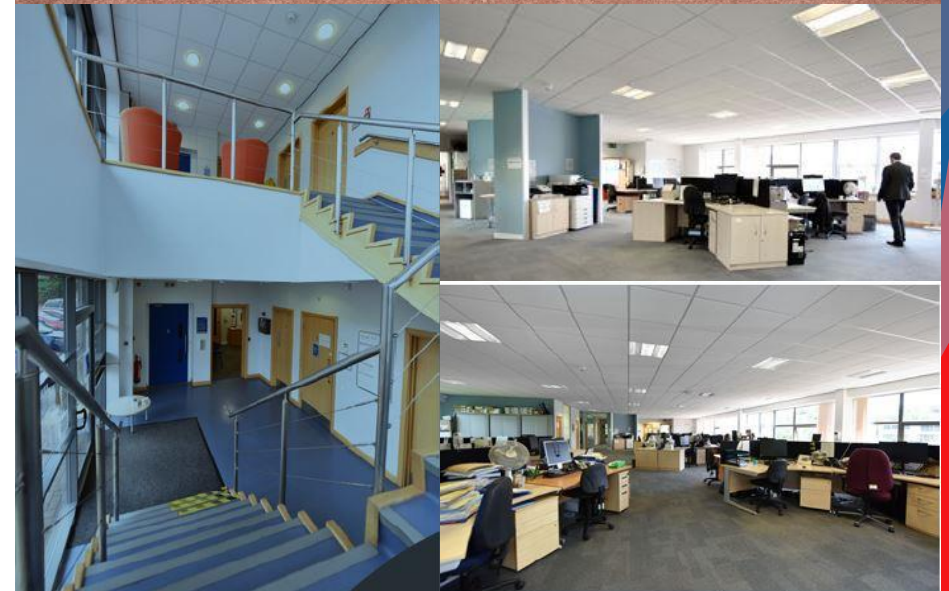
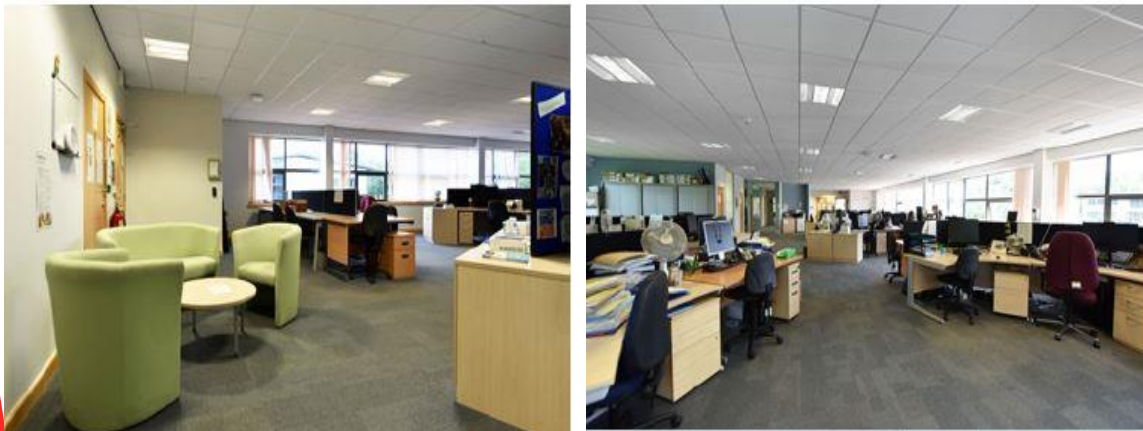


SITUATION

Puma Court was constructed in 2005 and is a scheme of eight detached offices, situated on Kings Business Park. The Park comprises several phases of modern offices as well as an on-site restaurant and nurse's.

Occupiers at Kings Business Park include the following:

- Camelot (National Lottery)
- LiVV Housing Group
- Balfour Beatty
- Pure Legal
- Care NHS Trust



ACCOMMODATION

The properties have been measured on a Net Internal Area in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following floor area:

Ground Floor	3,787 sq.ft.	351.83 sq.m.
First Floor	3,618 sq.ft.	336.12 sq.m.
Total	7,405 sq.ft.	687.94 sq.m.

SPECIFICATION

The property comprises a two storey, self-contained office with the following specification:-

- Steel portal frame, with micro rib clad elevations and a metal clad pitched roof
- Full access raised floor
- LG7 compliant lighting
- Gas fired central heating
- Male and Female WC's to both floors
- Disabled WC's
- Passenger lift
- Significant first floor balcony
- 25 car parking spaces



LEASE TERMS

The property is available to let on a full repairing insuring terms for a term of years to be agreed.

TENURE

The property is held Long Leasehold for a term of 999 years from 30th August 2006, at an annual rent of one peppercorn.

RENTAL AND PRICE

Available upon request

EPC

Available upon Request.

VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT.

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs and any stamp duty thereon in connection with the transaction.



CONTACT/VIEWING

For any further information please contact the sole agents Hitchcock Wright & Partners

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Details prepared September 2023