

TO LET

INDUSTRIAL UNIT

2,732 sq.ft. (253.81 sq.m.)

Hitchcock & Wright
CHARTERED SURVEYORS **Partners**

Price on Application



SCHOOL LANE UNIT 17B, KNOWSLEY L34 9ER

DESCRIPTION

The property comprises a mid-terraced industrial unit of steel portal frame construction with part brick/block elevations and profile metal sheet cladding to the eaves and roof.

Internally, the unit provides clear span warehouse/workshop accommodation benefitting from sodium box lighting, 2No. gas hot air blowers, a concrete floor and three phase power.

Loading access is available via an electric roller shutter door with an internal eaves height of 4.4 metres (14.4 feet). Male and female WCs are also provided.

Externally, the unit benefits from a concrete surfaced self contained yard which is securely fenced and gated.

ACCOMMODATION

The gross internal floor area of the premises is approximately:-

2,732 sq.ft.

253.81 sq.m.

TERMS

The unit is available by way of a new fully repairing and insuring lease on terms to be agreed.

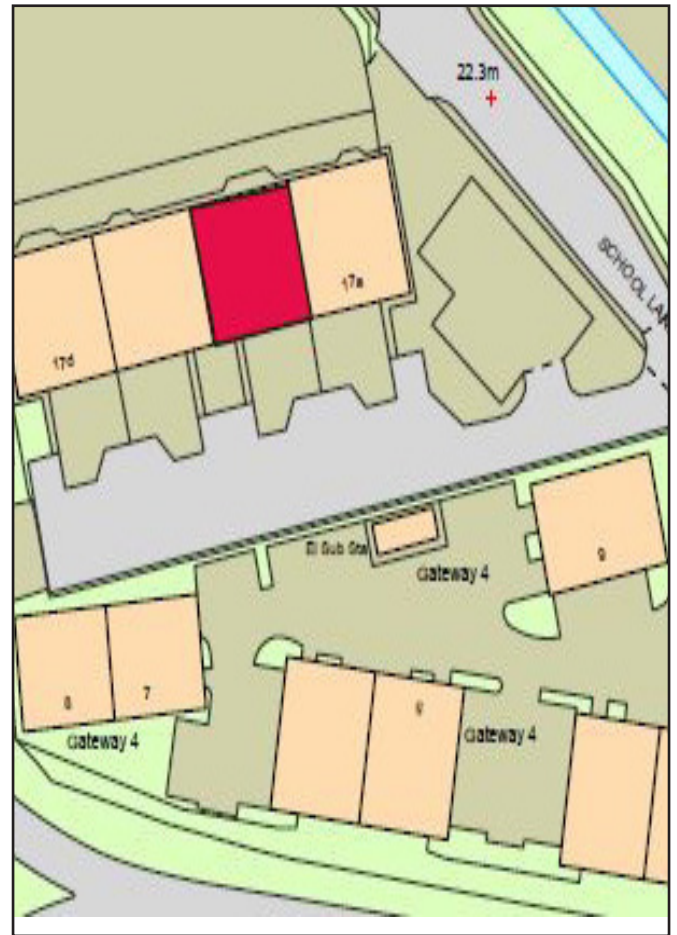
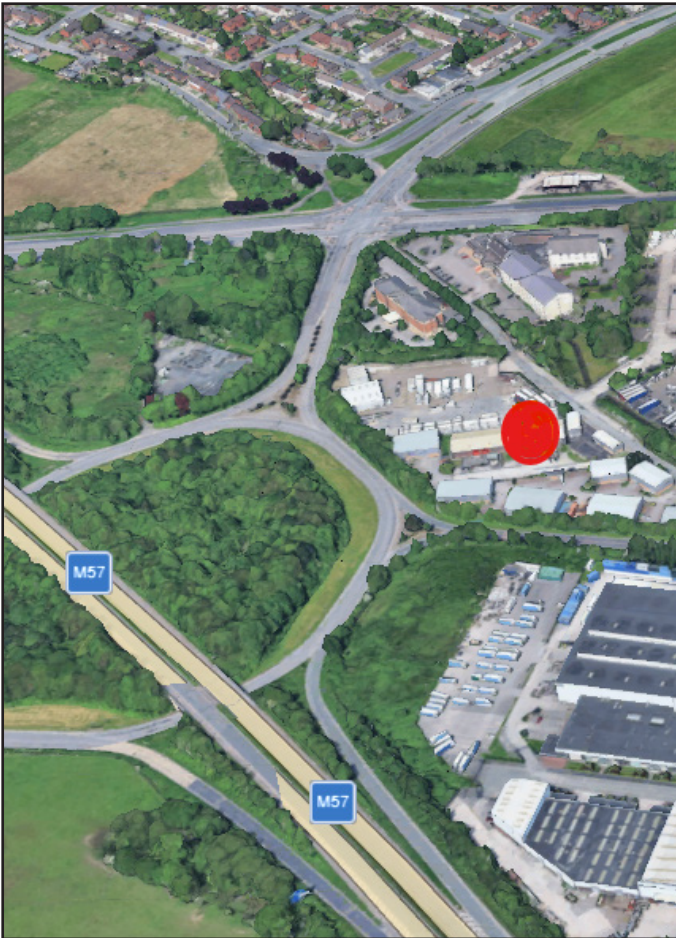
RENT

Available upon request.

VAT

All rents, prices and other figures included in these particulars are quoted exclusive of but may be subject to VAT at the prevailing rate.

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EPC

Available upon request.

BUSINESS RATES

The Tenant will be responsible for the payment of Business Rates.

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 September 2026

