

SCHOOL LANE UNIT 17b
KNOWSLEY, L34 9ER

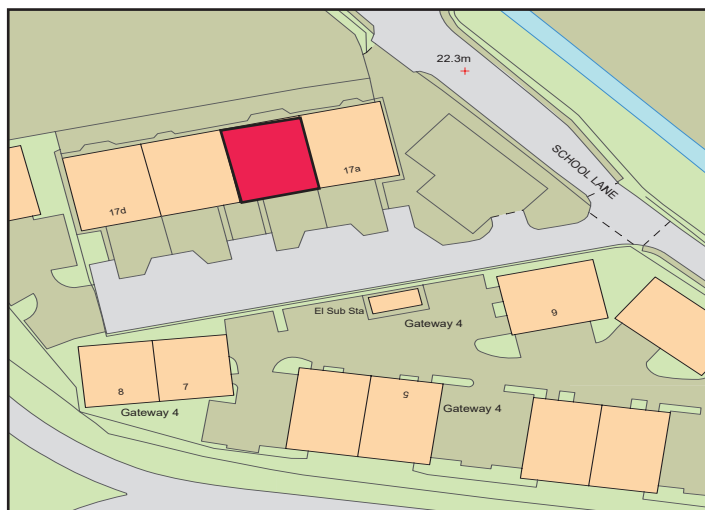


TO LET
INDUSTRIAL UNIT
2,732 SQ FT (253.81 SQ M)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
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UNIT 17b SCHOOL LANE, 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:

Unit 17b	2,732 square feet	253.81 square metres
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TERMS

The unit is available by way of a new fully repairing and insuring lease on terms to be agreed. The quoting rent is £12,500 per annum exclusive.

VAT

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

RATES

The Rateable Value of the property is £12,250. Interested parties are advised to confirm this figure with Knowsley Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

Tel: 0151 227 3400

Fax: 0151 227 3010

Email: nickharrop@hwandp.co.uk

Details Prepared May 2018

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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