

DEVELOPMENT LAND UNITY GROVE, KNOWSLEY BUSINESS PARK, MERSEYSIDE, L34 9AR



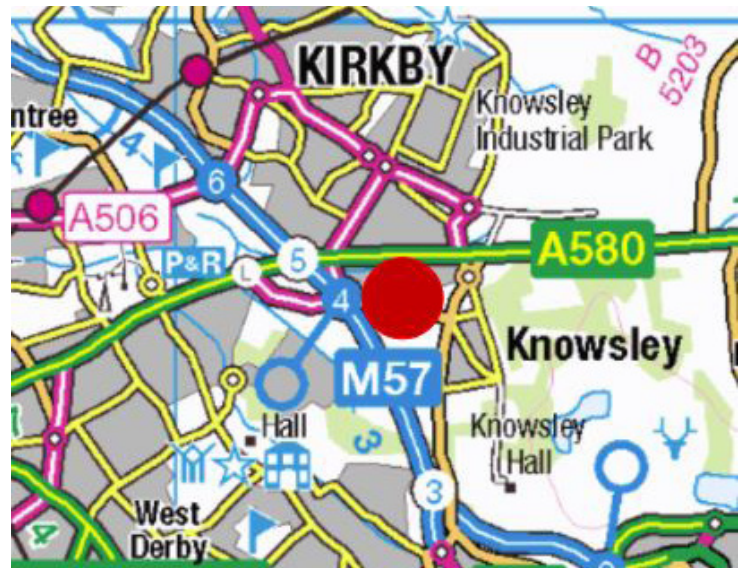
FOR SALE (MAY LET)

- FREEHOLD DEVELOPMENT LAND
- UP TO 1.4 ACRES (0.57 HECTARES)
- PLANNING CONSENT FOR BUSINESS UNIT DEVELOPMENT

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

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
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UNITY GROVE, KNOWSLEY BUSINESS PARK, L34 9AR



LOCATION

The subject site is located on Ainsworth Lane on Knowsley Business Park. The Business Park is located just off the A580 East Lancashire Road, approximately 8 miles north east of Liverpool City Centre and 34 miles to the west of Manchester.

A580 provides a dual carriageway link between Liverpool and Manchester and direct access to Junction 22 of M6 Motorway, approximately 9 miles to the east. Junctions 4 and 5 of the M57 Motorway are located a short distance away, providing easy access to the M62. Liverpool John Lennon Airport is situated approximately 9 miles to the south.

Knowsley Business Park and Industrial Park is one of the largest employment areas in the North West.

DESCRIPTION

The site is level and irregular in shape, with access from Unity Grove and Ainsworth Lane, off School Lane.

The site extends to approximately 1.4 acres (0.57 hectares)

PLANNING

Planning has been granted for the development of 19 incubator / starter units, ranging in size from approximately 645 sq.ft. (60 sq.m.) to 1.035 sq.ft. (96 sq.m.), providing 13,804 sq.ft. (1,236 sq.m.) of accommodation. Knowsley Council's Planning Reference 14/00827/FUL.

TERMS

Price for the whole or part available upon request.

VAT

All the figures quoted are exclusive of, but may be subject to VAT.

LEGAL COSTS

Each party to be responsible for its own legal costs.

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, Hitchcock Wright & Partners.

Tel: 0151 227 3400

Email: nickharrop@hwandp.co.uk

Details Prepared May 2021

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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