

To Let



Units 15 - 18 Webber Estate, Webber Rd Units from 3,602 – 15,488 sqft
Knowsley Business Park, Liverpool, L33 7SQ

Location

The subject property is located within Knowsley Industrial Park, which is a long established industrial location, approx. 7 miles to the East of Liverpool and conveniently located for easy access to the East Lancashire Road (A580) & M57 motorway, both of which lie approx 0.5 miles to the South of the Estate.

The premises are located fronting Webber Rd and accessed within the Business Park via Lees and Kirkby Bank Road

Description

The units form part of a wider terrace of units within a secure estate. They are of steel portal frame construction incorporating a level loading door leading to a loading apron with associated car parking

- Terraced industrial/production units – can be combined
- Secure site / 24 hr access
- 3 phase electricity
- 6m eaves
- Full height loading doors/Loading Aprons
- WC’s
- Communal Car Parking

Unit	SQFT	Rent Per annum exclusive of VAT
15	3,667	£35,000
16	4,003	Under Offer
17	4,216 (mezz – 2,594)	£44,270 (£7,782)
18	3,602 (mezz – 1,744)	£34,400 (5,232)

Lease

The units are offered by way of new FR&I lease terms to be agreed. Units can be taken individually or can be combined.

Building Insurance & Service Charge

Building Insurance and Service charge are also applicable. There is a nominal Service Charge payment for the ground maintenance & upkeep of the estate. Further information available upon request.

Business Rates

Interested parties are requested to contact Knowsley Borough Council Business Rates Dept. (0151 443 4089) to verify the Rateable Value & Rates Payable.

Companies may benefit from transitional rate relief.

EPC EPC’s are available on request

Legal Costs Each party is responsible for their own legal costs

VAT All payments are subject to VAT at the usual rate

Anti Money Laundering (AML):

To comply with Anti Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

Hitchcock & Wright

CHARTERED SURVEYORS & Partners

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LM6



Viewings & Further Information:

Strictly through joint agents:

0151 541 2445
Phil.morley@lm6.co.uk

Or

Nick Harrop
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