TO LET

WEBBER RD
INDUSTRIAL ESTATE

WEBBER RD / KNOWSLEY BUSINESS PARK /
LIVERPOOL / L33 7SQ

UNITS FROM 3,602 - 7,200 SQFT (334.6 - 668.9 SQ M)



- LESS THAN I MILE TO M57/ A580
- TERRACED INDUSTRIAL/ PRODUCTION UNITS (CAN BE COMBINED)
- SECURE SITE / 24 HR ACCESS
- 3 PHASE ELECTRICITY
- 6M EAVES
- FULL HEIGHT LOADING DOORS/LOADING APRONS
- WCS
- COMMUNAL CAR PARKING

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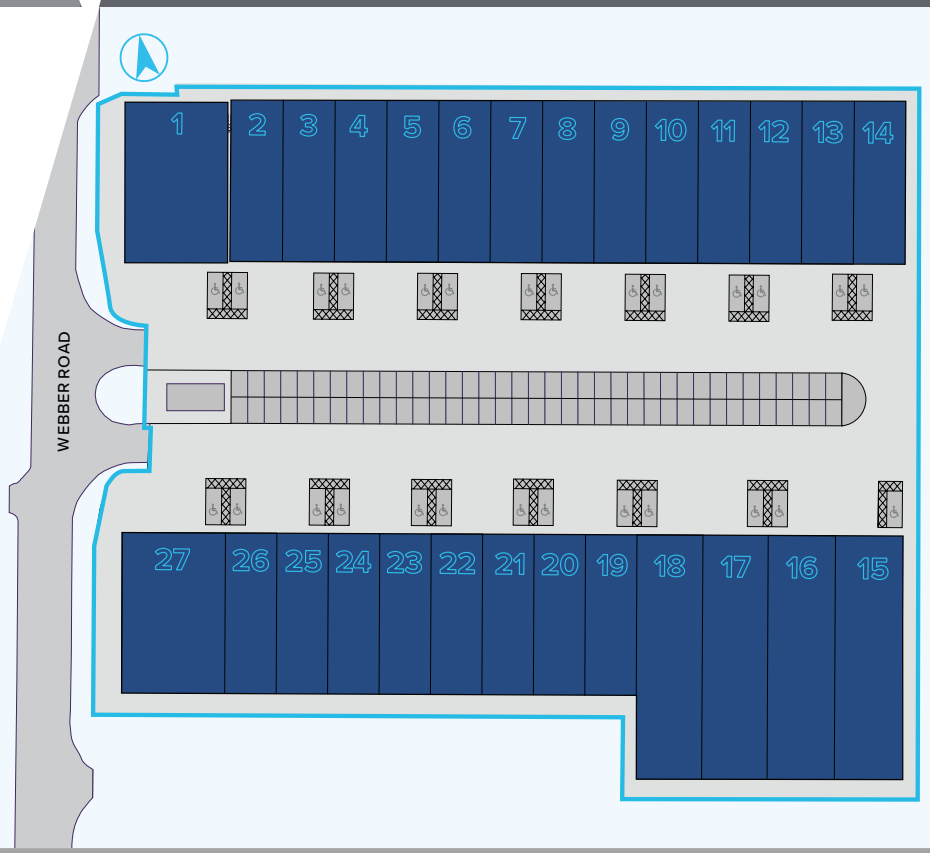
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DESCRIPTION

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.

- 6M EAVES
- STEEL PORTAL FRAME
- FULL HEIGHT LOADING DOORS
- SECURE SITE
- COMMUNAL CAR PARKING
- 3 PHASE ELECTRICITY
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LOCATION

Webber Road Industrial Estate is located within Knowsley Industrial Park, which is a long established industrial location, approximately 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.





what3words

tells.asking.heaven

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

EPC
EPC's are available on request.

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

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.

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.

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.

CONTACT
For further details or to arrange an inspection please contact:

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