

TO LET

GATEWAY 4

KNOWSLEY BUSINESS PARK, L34 9EN



UNIT 9

- * 3,788.9 sq.ft (352.0 sq.m)
- * MODERN LIGHT INDUSTRIAL/
TRADE UNIT WITH OFFICES

CONTACT HITCHCOCK WRIGHT
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Hitchcock Wright
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0151 227 3400
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LOCATION

Gateway 4 occupies a highly prominent position at the entrance to the popular Knowsley Business Park. The development can be found at the roundabout junction of School Lane (B5194) and junction 4 of the M57 motorway. The East Lancashire Road (A580) is 300 yards away providing easy access to both the M62 and M58 motorways.

DESCRIPTION

The unit is a self contained, modern stand alone property with a steel portal frame and brick and profile metal clad elevations.

The unit benefits from:

- * 6m Eaves
- * 3 Phase Electricity
- * Pedestrian and loading access via electric roller shutter doors
- * Gas central heated office areas
- * WC and kitchen facilities

ACCOMMODATION

The ground floor area is approximately
2,581.2 sq.ft (239.8 sq.m)

The first floor office accommodation is approximately
1,207.7 sq.ft (112.2 sq.m)

TERMS

The unit is available by way of a new fully repairing and insuring lease for a term to be agreed at a rental of £18,950 per annum exclusive.

RATES

From information obtained from The Valuation Office we understand the premises are assessed as follows:-

Rateable Value £13,000

Qualifying businesses should be entitled to Small Business Rates Relief.

Hitchcock Wright & Partners gives no warranty that the values supplied and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

An EPC is available upon request.

VIEWING & FURTHER INFORMATION

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

Tel. No. (0151) 227 3400

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Details Updated April 2019

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.