# **TO LET**GATEWAY 4 KNOWSLEY BUSINESS PARK, L34 9EN



# UNIT 9

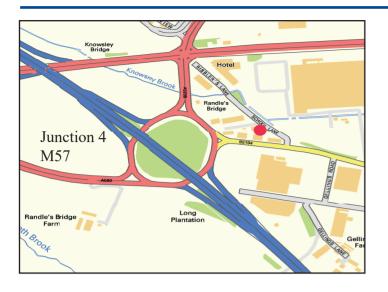
- \* 3,788.9 sq.ft (352.0 sq.m)
- \* MODERN LIGHT INDUSTRIAL/ TRADE UNIT WITH OFFICES

Hitchcock Wright Partners

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# **GATEWAY 4 UNIT 9, KNOWSLEY BUSINESS PARK, L34 9EN**



# **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)



#### **TFRMS**

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

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.

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**Details Updated April 2019** 

Subject to Contract

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