

UNIT D, BECKETTS CLOSE,
GORES ROAD, KNOWSLEY
INDUSTRIAL ESTATE, L33 7DF



FOR SALE

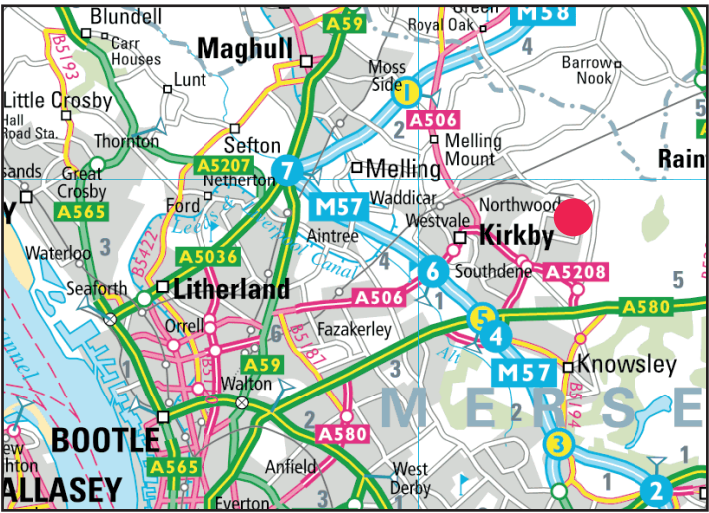
INDUSTRIAL TRADE COUNTER PROPERTY

- 5,620 SQUARE FEET (522.1 SQUARE METRES)
- EXCELLENT ROAD LINKS - J4/J5 M57 AND A580 EAST LANCASHIRE ROAD
- PROMINENT ROADSIDE LOCATION

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

Hitchcock & Wright
CHARTERED SURVEYORS **Partners**
0151 227 3400
www.hitchcockwright.co.uk

UNIT D, GORES ROAD, KNOWSLEY INDUSTRIAL ESTATE



LOCATION

The property is located on Gores Road on the established Knowsley Industrial Park. The East Lancashire Road, (A580), forms the southern boundary of the park and junctions 4 and 5 of the M57 motorway are in close proximity, providing easy access to the M62 located approximately 7 miles to the south. Liverpool City Centre is approximately 7 miles to the west.

DESCRIPTION

The property is a steel portal frame warehouse frame with office and welfare facilities and ample loading and car parking. The property benefits from a roller shutter loading door and three-phase power.

ACCOMMODATION

Measured on a gross internal area basis, the property extends to:

5,620 square feet (522.1 square metres)

TENURE

The property is held on a 125 year lease from 1985 on a peppercorn ground rent.

PRICE

Price upon application

RATEABLE VALUE

We understand that the rateable value of the property is £16,500.

Interested parties are advised to make their own enquiries with Knowsley Borough Council

EPC

An EPC has been commissioned and will be available shortly.

VAT

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

VIEWING & FURTHER INFORMATION

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

Tel: 0151 227 3400

Fax: 0151 227 3010

Email: nickharrop@hwandp.co.uk

Details Prepared June 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.

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