



## FOR SALE

Business Not Affected – Due to Relocation

Land And Buildings At Ashcroft Road, Knowsley Industrial Park, Kirkby, Liverpool, L33 7TW

- Well Established Industrial Estate
- Development Potential
- Excellent Transport Links
- Site Area Approx: 4.07 acres (16,491 sq.m)



## FOR SALE

Land And Buildings At Ashcroft Road, Knowsley Industrial Park, Kirkby, Liverpool



### Location

The property is located on the southerly side of Ashcroft Road in the heart of Knowsley Industrial Park approximately 8 miles northeast of Liverpool city centre. Knowsley Industrial Park lies to the east side of Kirkby within a few minutes driving time of the East Lancashire Road (A580) and the M57 motorway which in turn provides direct links to the M62 and M58 motorways. Knowsley Industrial Park consists of a broad variety of industrial and commercial premises ranging from small light industrial units to large modern distribution warehouses with the subject site situated opposite Amazon's new 800,000 sq.ft distribution centre.

### The Property

The subject property comprises a roughly rectangular shaped site extending to around 4.07 acres (16,491 sq.m) consisting of 11 buildings distributed around various parts of the site and a further 2 open sided storage buildings with a sub station located on the northeastly corner of the site. The buildings appear to be a mix of brick and steel portal frame construction with elevations clad in corrugated steel. Principle access to the site is via vehicular access loading gates from Ashcroft Road with the boundaries secured by steel palisade fencing. Majority of the yard areas comprise a mixture of tarmacadam and concrete surfaced hardstanding.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Gross Internal Areas and dimensions:

Building S: 147 sq.m (1,582 sq.ft).

Building R: 224 sq.m (2,411 sq.ft).

Building T: 52 sq.m (560 sq.ft).

Building A: 362.1 sq.m (3,898 sq.ft).

Building B: 1273 sq.m (13,702 sq.ft).

Building C: 133 sq.m (1,431 sq.ft).

Building D: 240 sq.m (2,583 sq.ft).

Building F: 240 sq.m (2,583 sq.ft).

Building L: 243 sq.m (2,616 sq.ft).

Building M: 261 sq.m (2,809 sq.ft).

Building N: 548 sq.m (5,899 sq.ft).

Building O & P: 548 sq.m (5,899 sq.ft)

Max Eves Height: 12.6m.

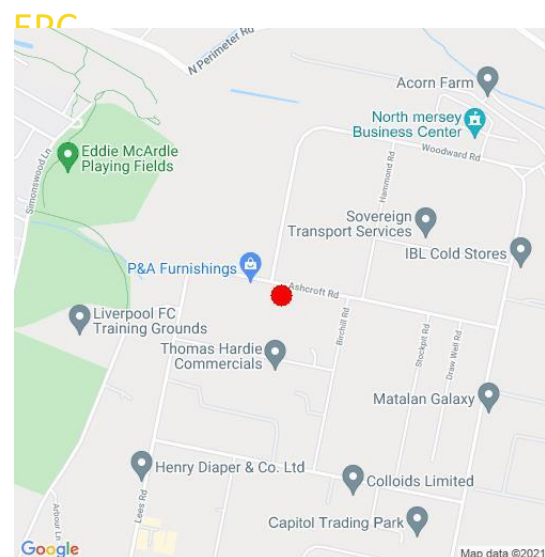
Site Coverage: approximately 43%

**Site Area: 4.07 acres (16,491 sq.m).**

### Tenure

It is understood that the premises are held by way of a long lease from Knowsley Council, for the residue term of 99 years, commencing 17th October 2014 at a current passing ground rent of £20,000 per annum.

Further details are available upon request.



## Rates

Interested parties should make their own enquiry of Knowsley Council's Rating Department on 0151 443 4126 / 0151 443 4069 or [www.voa.gov.uk/business-rates](http://www.voa.gov.uk/business-rates).

## Price

**£2,000,000.**

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson ([tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk))

