



FOR SALE

Unit 1 Bens Court,
Knowsley Business
Park, Randles Road,

- Modern Industrial Warehouse Unit
- Well Established Location
- Wide vehicle/loading access doorway with steel roller shutter.
- Service yard with parking for approximately 16 cars.

FOR SALE

Unit 1 Bens Court, Knowsley Business Park, Randles Road, Knowsley, Prescot, L35 9JG

Location

The property is situated on the southerly side of Randles Road within an established Business and Industrial Park on the east side of Junction 4 of the M57 motorway and immediately to the south of the A580 East Lancashire Road. The more extensive Knowsley Industrial Park lies immediately to the north of the A580, to the west of which are the residential areas of Kirkby.

Liverpool city centre lies approximately 6 miles to the southwest and St Helens town centre a little over 4 miles to the east. The property is strategically well placed for good road links to Liverpool, St Helens, Warrington, Manchester and a number of other local towns and cities and is within easy driving time of the M57, M58, M62 and M6 motorways.

The Property

The property consists of a modern industrial warehouse unit which forms part of a development of 4 similar type units. The building is rectangular in configuration incorporating a wide vehicle/loading access doorway fitted with a steel roller shutter which opens up onto the service area.

Internally, the premises provides office accommodation throughout with a reception area to the front and kitchenette and WC provision to the rear with fire exit. The mezzanine/first floor comprises further office provision with additional kitchen and WC facilities.

Externally, there is a hard surfaced service yard with parking provision for approximately 16 cars with access via share entrance within the 2m steel palisade fencing fronting onto Ben's Court.

Accommodation

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

Ground Floor

Net Internal Area: 243.5 sq.m (2,621 sq.ft)

Mezzanine/First Floor

Net Internal Area: 220.5 sq.m (2,374 sq.ft)

Tenure

To let by way of a Full Repairing and Insuring Lease, for a term to be agreed. We understand the premises are held by way of a long lease from Knowsley Council, for the residue term of 125 years, commencing 3rd April 2006 with a peppercorn ground rent

Price

£375,000.00

Rent

£35,000.00 per annum

Rates

We understand through internet enquiries the property has a rateable value of £35,500.

Interested parties should make their own enquiry of Knowsley Borough Council's Rating Department on 0151 443 4126/4069 or

www.knowsley.gov.uk/business/business-rates

EPC

We understand the property has an Energy Performance Rating of D. Further details available upon request.

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)

