



Overbrook Lane

Knowsley Business Park, L34 9FB

- Detached Building with Yard
- High Quality Offices
- Sprinklered Warehouse
- Secure Site
- Dock & Level Access Loading

To Let (May Sell) Modern Industrial / Warehouse Premises
35,431 sq ft 3,292 sq m

Location

The building is located on Knowsley Business Park, just south of the East Lancs Road A580 adjacent to Junction 4 of the M57 Motorway. The Unit is situated on Overbrook Lane where a number of new build industrial have been developed over the past five years.

Description

The building was constructed approximately 5 years ago and comprises a detached steel portal frame industrial/warehouse building with two storey offices and external car parking and yard area. The building elevations are part brick/part insulated profile cladding and the roof is constructed of insulated profile cladding incorporating 10 per cent roof lights and smoke vents.

The warehouse has an eaves height of 7 metres with a clearance height under the haunch of approximately 6.5 metres. The warehouse benefits from heating, lighting and a fully operational sprinkler system. There are separate toilets, kitchen and canteen facilities to service the warehouse.

Office space is provided over ground and first floor with an excellent specification including suspended ceilings, recessed Category 2 lighting, perimeter trunking, carpets, and central heating. There are toilet and kitchen facilities off the ground floor reception area to service the offices.

Externally the warehouse has two loading doors, one at dock level and one at drive in level access and there is a segregated yard and car park areas. The landscaped areas on site could be altered to provide more car parking or yard space.



Floor Areas

The building has the following gross internal areas: -

Warehouse	31,321 sq ft	2,909.8 sq m
Offices	4,110 sq ft	381.98 sq m
Total	35,431 sq ft	3,291.78 sq m

Terms

The building is available to rent on full repairing and insuring terms. Alternatively consideration will be given to a freehold sale.

Further details upon application.

VAT

VAT will be chargeable at the appropriate rate.

Rates

Please contact Knowsley Borough Council on 0151 443 4089 or visit www.ratinglists.voa.gov.uk

Viewing / Further Information

For further information or to arrange an appointment to view please contact the joint letting agents CBRE on 0151 227 4611 or Legat Owen on 0151 252 1144.



Overbrook Lane
Knowsley Business Park, L34 9FB

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. The photograph on the front cover and the plan on the back page have been manipulated to show the proposed alterations to the yard area. March 2007. RB&Co 0161 281 0088. www.richardbarber.co.uk

Legat Owen
COMMERCIAL PROPERTY SURVEYORS
0151 252 1144
www.legatowen.co.uk

CBRE
CB RICHARD ELLIS
0151 227 4611
www.cbre.co.uk