



## FOR SALE

Land and Buildings at Colourstyle House, Lees Road, Knowsley Industrial Park, Liverpool L33 7SE

- ▶ Industrial Buildings & Land
- ▶ Total Site Area - 6,908 sq.m / 1.71 Acre
- ▶ Well Established Industrial Location
- ▶ Excellent Transport Links
- ▶ Potential For Re-Development Subject to Necessary Consents

## FOR SALE

# Land and Buildings at Colourstyle House, Lees Road, Knowsley Industrial Park, Liverpool, L33 7SE



## Location

The site is situated on the easterly side of Lees Road in Knowsley Industrial Park - an established industrial estate which is situated to the east of Kirkby Town Centre. The property has frontages on to Lees Road which forms part of a main arterial route into Knowsley Industrial Park. The premises are well placed for good road communications, being within a few minutes driving time of the A580 East Lancashire Road and the local motorway network (M57, M58 & M62 motorways). Liverpool City Centre is situated approximately 7 miles to the south west.

## The Property

The property comprises an approximately rectangular site upon which there is a two storey office building with an elevation on to Lees Road together with a high bay industrial warehouse unit which is situated along the northerly boundary of the site. The remainder of the site has recently been cleared of all buildings and is surfaced in a mixture of concrete and hardstanding. The two storey office building is of traditional brick construction under a flat roof and comprises of a mixture of open plan and private office space. The high bay warehouse building is of brick construction under a corrugated pitch roof with external profile cladding and electric roller shutter loading entrance to the front elevation.

## 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:-

Total Site Area - 6,908 (1.71 Acre)

### Office Building

Total NIA - 296 sq.m (3,186 sq.ft)

### Warehouse Building

Ground Floor GIA - 492 sq.m (5,290 sq.ft)

Mezzanine Floor GIA - 189 sq.m (2,037 sq.ft)

## Rates / Planning

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).

## EPC

A full copy of the EPC will be available upon request.

## Tenure

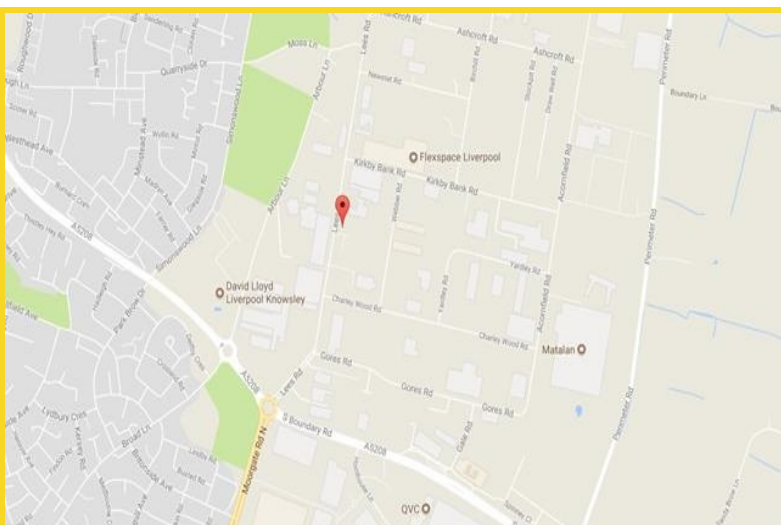
The premises are held by way of two long leases for terms of 999 years commencing 12th April 1954 at peppercorn ground rents. Further details available upon application.

## Price

Offers invited in the region of £600,000.

## 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)) / Jonathan Owens ([jonathan.owens@skrealestate.co.uk](mailto:jonathan.owens@skrealestate.co.uk))



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