

TO LET

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**UNIT 9, CAPITOL TRADING PARK,
KIRKBY ROAD, KNOWSLEY, L33 7SY**

**A MODERN INDUSTRIAL /
WAREHOUSE UNIT**

9,692 SQ FT

(900 SQ M)

WITH OFFICES

LOCATION

Capitol Trading Park is accessed off Kirkby Road on the well established Knowsley Industrial Estate, Merseyside. Knowsley Industrial Est is situated at the intersection of the East Lancs Road (A580) and the M57 motorway. The A580 leads west towards Liverpool City Centre and M57 leading north towards the M58 and then to the M62.

DESCRIPTION

The property comprises of a terraced industrial / warehouse unit of steel portal frame construction with concrete floors, brick cladding to the elevations and insulated metal profile clad roof incorporating roof panels.

Servicing to the unit is provided by an up and over loading door to the front elevation, whilst also including 3 phase electricity. The unit has two storey office accommodation.

The unit benefits from an eaves height of 6 metres and self-contained site benefiting from CCTV with 24 hour monitoring.

ACCOMMODATION

The Unit has been measured in accordance with the RICS Code Of Measuring Practice 6th Edition and has the following gross internal area:

9,692 sq ft (900 sq m).

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

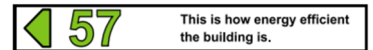
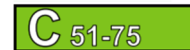
TERMS

On application

RATEABLE VALUE

The property has a rateable value of £22,250.

ENERGY PERFORMANCE CERTIFICATE



LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

VAT

The property will be liable for VAT at the prevailing rate.

VIEWINGS

Viewing are by appointment with the sole agents Legat Owen:

Mark Diaper - 01244 408236
markdiaper@legatowen.co.uk

Rupert Chadwick-Dunbar - 01244 408239
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