

**Capitol Trading Estate, Kirkby Bank Road,  
Knowsley Industrial Park, Knowsley, L33 7SY**

**B8**

**0151 675 5000**  
www.b8re.com

**TO LET**

**1,637 – 5,172 sq ft (152.08 - 480 sq m)**



**INDUSTRIAL / WAREHOUSE UNITS**

## LOCATION

Capitol Trading Park is accessed off Kirkby Road on the well-established Knowsley Industrial Estate, Merseyside.

Knowsley Industrial estate 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 south to the M62.

## DESCRIPTION

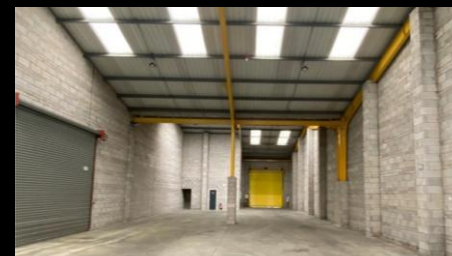
Capitol Trading Park is a multi-let estate providing a range of terraced industrial / warehouse units from 1,500 to 25,000 sq ft.

The units are comprised of steel portal frame construction with concrete floors, brick cladding to the elevations and insulated metal profile clad roof incorporating roof panels. Specifications include:

- Up and over loading door
- 3 phase electricity
- Offices
- W/C & kitchen facilities
- Dedicated yard & car parking
- Secure site with CCTV
- 24-hour access
- 4m – 6m eaves height

## ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Unit 8	5,172	480.49
Unit 10 (Under Offer)	3,566	331.29
Unit 35	4,211	391.22
Unit 25	1,847	171.59
Unit 19	1,637	152.08





## TERMS

Available on a new Full Repairing and Insuring lease. Terms to be agreed.

A service charge is payable to cover site services including 24/7 CCTV.

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

## VAT

VAT will be payable at the prevailing rate.

## EPC

Available on request.

## ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

## CONTACT

For further information / viewings please contact:

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