

# B8

REAL ESTATE

# TO LET

## MODERN INDUSTRIAL / WAREHOUSE UNIT



**Capitol Trading Park, Knowsley, L33 7SY**

**1,436 – 14,980 sq ft**

- Established industrial location close to J4 of the M57.
- Fully refurbished units available on FRI lease terms.
- 24 hour CCTV
- Nearby amenities include Shell Garage, Greggs, Costa Coffee

**0151 675 5000**

[www.b8re.com](http://www.b8re.com)

**DESCRIPTION**

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

The units also benefit from:

- 5-6m Eaves
- Up and over loading doors
- 24/7 Access
- Integral offices / kitchen
- 3 Phase electricity
- 24 hour CCTV

**ACCOMMODATION**

	Size (sq ft)	Size (sq m)
<b>Unit 8</b>	5,172	480.49
<b>Unit 25</b>	1,436	133.41
<b>Units 32-34</b>	14,980	1,391.68



## 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 then to the M62

## LEGAL COSTS

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

## VAT

All prices are exclusive of but may be liable to VAT at the prevailing rate.

## TERMS

On Application

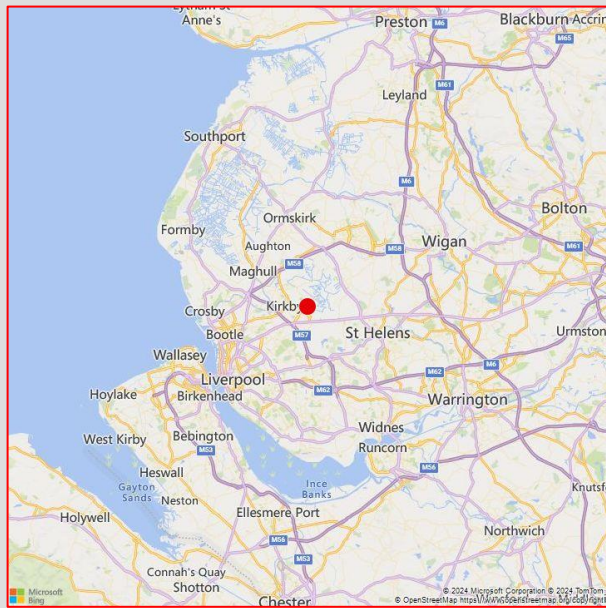
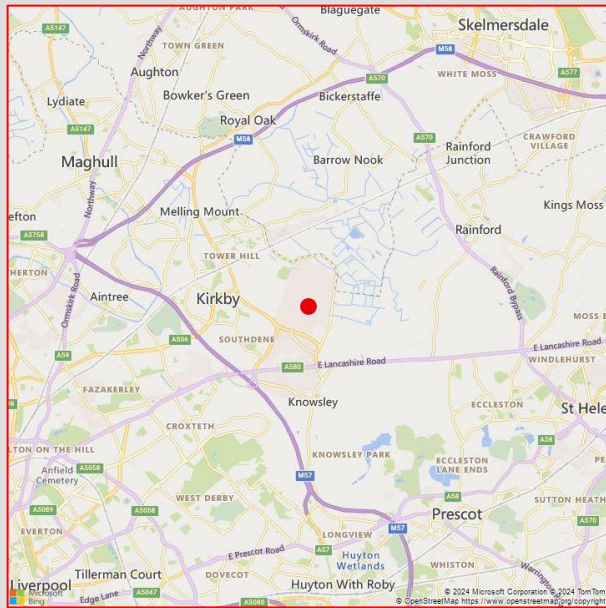
## VIEWINGS

For further information please contact:

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## 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.

A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

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