29 LEES ROAD

Knowsley, Liverpool, L33 7SE

For Sale / To Let

Substantial industrial facility with offices

85,563 sq ft on a site of 3.03 acres

- Suitable for distribution or manufacturing
- Fully secure site
- Dock & level access loading
- Substantial power supply
- High quality offices/showroom

ENTER

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DESCRIPTION

29 Lees Road comprises a substantial detached warehouse building with secure service yard upon a site extending to circa 3.03 acres.

The entire building and service areas have recently undergone a complete, extensive refurbishment, both externally & internally.

The building is constructed with brick built elevations under a steel framed roof structure, finished with profile steel cladding which has recently been replaced along with the roof containing excellent levels of natural light from the plentiful rooflights.

The building is finished to a very high standard with both dock and level access loading doors, offices/showroom, amenity areas, concrete yards, dedicated substation, canopy loading area and car parking.

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LOCATION

The property is situated at the intersection of Lees Road and Kirkby Bank Road, in the heart of Knowsley Industrial Park which is one of the largest ind areas in the north of England.

Knowsley Industrial Park is located approximately 8 miles north east of Liverpool city centre and provides easy access to the port of Liverpool as well as the regional motorway network. The East Lancashire Road (A580) and the M57 are approximately 0.5 miles south and south east respectively.

Other major occupiers in the areas include QVC, Home Bargains, Matalan, Premier Foods/Kammac, Burtons Foods/DHL, News International and SIG.

29
LEES
ROAD
Knowsley, Liverpool, L33 7SE
KNOWSLEY
INDUSTRIAL PARK
A5208 MOORGATE RD
TO MANCHESTER >
A580 (EAST LANCS RD)
< TO LIVERPOOL
M57
TO M62 >
M57

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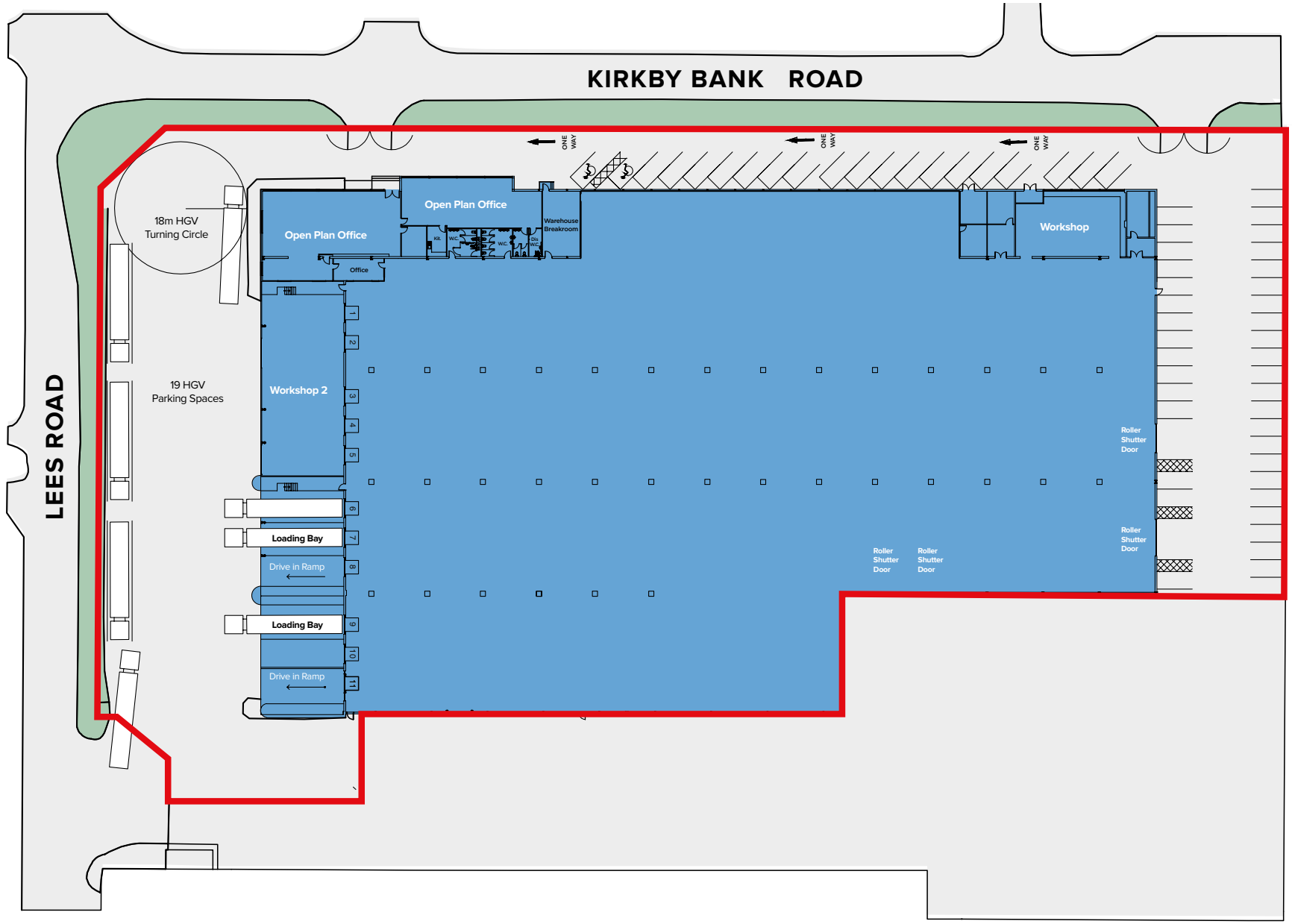
ACCOMMODATION

Warehouse	81,563 sq ft
offices/amenities	4,000 sq ft
Total	**85,563 sq ft**



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FURTHER INFORMATION

RATEABLE VALUE
Interested parties are invited to make their own enquiries with the local authority.

VAT
Prices are exclusive of VAT if chargeable

TERMS
The property is available to let by way of a new fri lease, terms to be agreed. Alternatively consideration may be given to a sale of the freehold.
On either basis the landlord can be very competitive on the deal they can offer.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING
By prior arrangement with the sole agent CBRE.

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. November 2016.

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CBRE
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