



## TO LET BY WAY OF ASSIGNMENT/SUB-LEASE

**27,309 SQ FT** 2,537.1 SQ M



Quality warehouse  
/ workshop  
accommodation



Currently fitted out for  
medical use



Suitable for a variety  
of commercial uses  
subject to consents



Substantial  
external areas



UNITS 3-5  
**UNITY  
GROVE**

KNOWSLEY BUSINESS PARK, PRESCOT, L34 9GT



UNITS 3-5  
**UNITY  
GROVE**

B5194 School Lane

Unity Grove

QUALITY WAREHOUSE / WORKSHOP  
SUITABLE FOR A VARIETY OF  
COMMERCIAL USES  
SUBJECT TO CONSENTS.

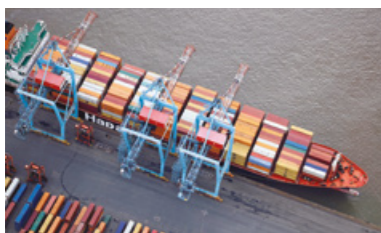
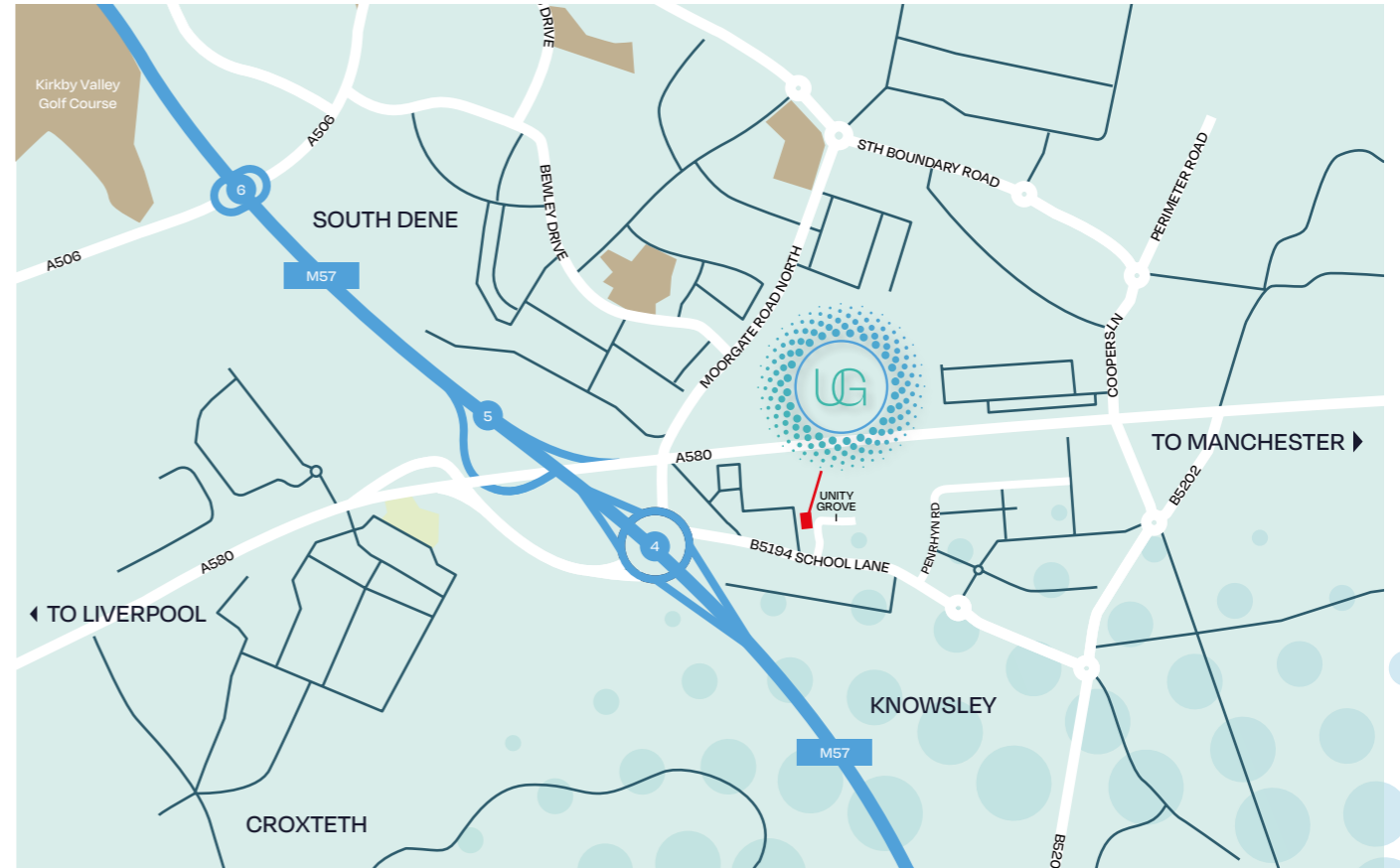




## LOCATION

Situated within Knowsley Business Park a highly successful commercial environment which is strategically located for access to junction 4 M57 and the A580 East Lancashire Road.

Unity Grove comprises a development of modern warehouses which are accessed via School Lane.



| HGV ACCESS TIME (AVERAGE)     |               |
|-------------------------------|---------------|
| Liverpool Docks               | 20 mins       |
| Liverpool John Lennon Airport | 25 mins       |
| Manchester Airport            | 45 mins       |
| East Midlands Airport         | 2 hrs 35 mins |
| Humber Ports (Immingham)      | 2 hrs 45 mins |
| M4 Corridor (Slough)          | 4 hrs 10 mins |
| Heathrow Airport              | 4 hrs 15 mins |
| London Central                | 4 hrs 40 mins |





KNOWSLEY BUSINESS PARK  
A **HIGHLY SUCCESSFUL**  
COMMERCIAL ENVIRONMENT  
**STRATEGICALLY LOCATED**  
FOR ACCESS TO JUNCTION 4  
M57 AND THE A580



UNITS 3-5  
**UNITY  
GROVE**



## DESCRIPTION

A substantial warehouse/workshop with offices and yard which is currently being utilised for specialist medical use and is sub divided internally to provide a variety of clean rooms, stores, warehouse and ancillary staff areas.

Constructed in the 1990's the units have two storey offices to the front and an eaves height of 6m approx. Loading to the yard area is provided by an electrically operated up and over door.





UNITS 3-5  
**UNITY  
GROVE**

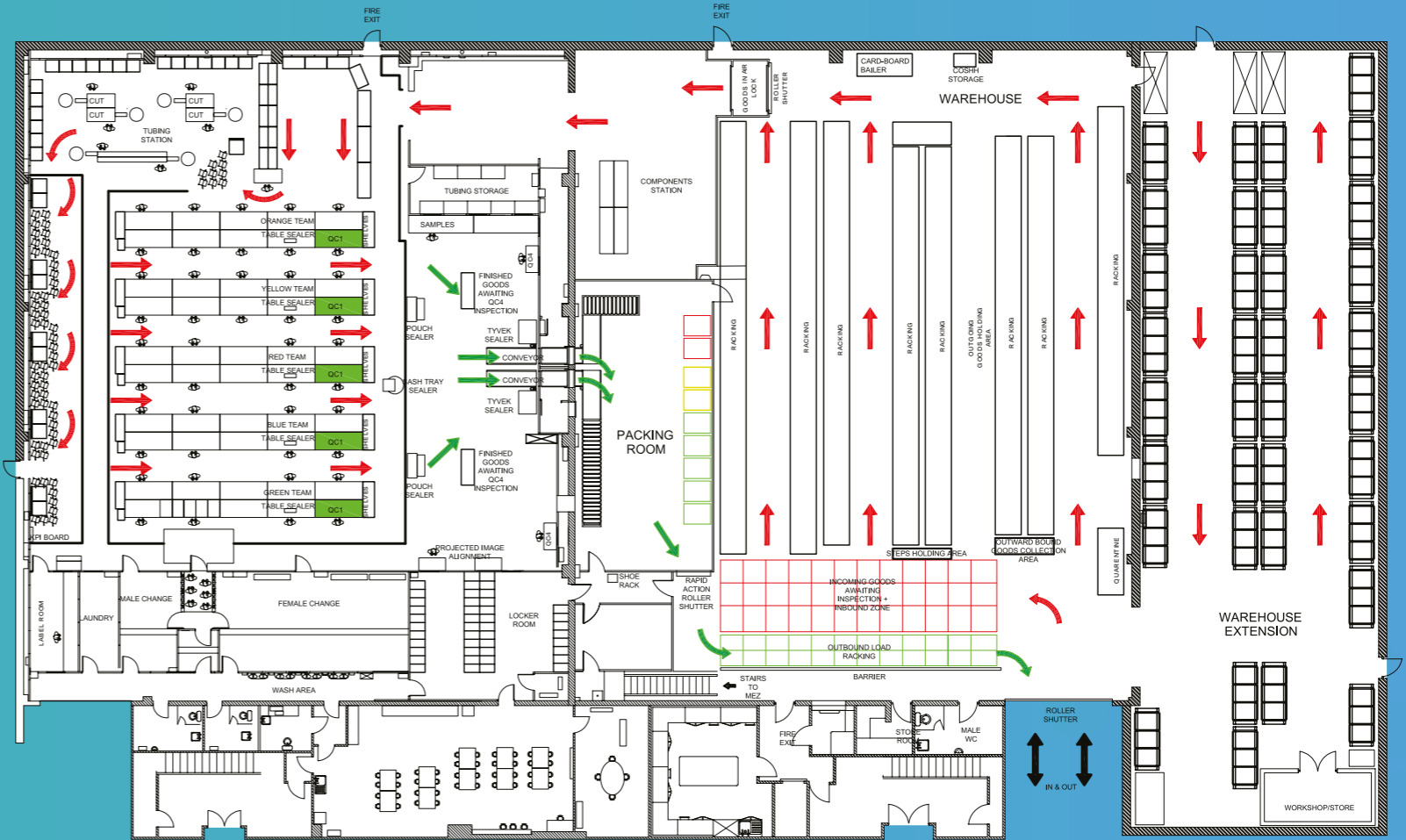




## ACCOMMODATION

We calculate the property comprises the following approximate gross internal area:

**27,309 SQ FT**  
(2,537.1 SQ M)



## FLOOR PLAN

A **SUBSTANTIAL WAREHOUSE/WORKSHOP** WITH **OFFICES** AND **YARD** WHICH IS CURRENTLY BEING UTILISED FOR SPECIALIST MEDICAL USE





## FURTHER INFORMATION

### RATES

The property is currently assessed for rates as follows;

Rateable Value: £88,500  
Rates Payable 23/24: £44,162

### SERVICES

The premises benefit from all mains services which are provided to the property including a three phase power supply.

### TENURE

The property is held on the residue of a full repairing and insuring lease for a term of years expiring on 18th March 2030 which will be subject to a rent review in March 2025.

### RENT

On application.

### TERMS

The unit is available to let by way of an assignment for the duration of the term or via or a shorter term sub lease on terms to be agreed.

### SERVICE CHARGE

A service charge will be levied for general maintenance of the common areas on the estate, security etc.

### EPC

E114

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### ANTI MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### VAT

All costs and outgoings will be subject to vat in addition.

## CONTACT

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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, October 2023.  
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