

Industrial/Warehouse Units To Let

Unit C2

Unit D1

Unit D2

7,015 –
14,030
SQ FT

Penrhyn Court

Penrhyn Road
Knowsley Business Park L34 9AB



Situation

Penrhyn Court



Penrhyn Court is prominently located along Penrhyn Road, Knowsley Business Park, immediately to the south of A580 East Lancashire Road which provides direct access to Liverpool in the west and Manchester to the east. Junction 4 & 5 of the M57 are ½ mile to the west.

Knowsley Business Park is an established quality business environment, which has seen numerous new developments in recent years. Combined with Knowsley Industrial Park they form one of the largest industrial areas in the country and is home to a diverse range of occupiers.

Availability

The units are of steel portal framed construction under a pitched roof, externally fully clad in profiled sheeting incorporating approximately 10% office content and set within a central courtyard area.

Unit	Sq ft	Sq M
C2	11,195	1,040
D1	7,015	652
D2	7,015	652

Units D1 & D2 can be combined offering 14,030 sq ft.

Specification

- Unit C2 has a 7m clear internal height
- Units D1 & D2 has a 6.5m clear internal height
- High quality offices including comfort cooling/heating, carpets, suspended ceiling incorporating light fittings, WC's and showers
- 37.5kn/m sq floor loading to warehouse/industrial areas
- Generous car parking and concrete yard areas
- Each unit provides a first floor area for light storage or potential office expansion





Unit C2



**11,195
SQ FT**





Unit D1



**7,015
SQ FT**





Unit D2



**7,015
SQ FT**



Further Information

EPC

The units have the following EPC ratings;

Unit D1 63C

Unit D2 48B

Unit C2 47B

VAT

VAT will be payable on any transaction undertaken.

Terms

The units are available To Let for a term of years to be agreed.

Legal Fees

Each party will be liable for their own legal fees.

For further information please contact the joint agents:

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