



A-F Unit 16,  
Randles Road,  
Knowsley Business Park,  
Liverpool,  
L34 9HX

# KNOWSLEY INDUSTRIAL PARK

Affordable Industrial,  
Warehouse & Trade Counter Unit  
Available to let  
**16,574 sq ft**



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Self-contained  
yard



Steel portal/frame units  
construction with part brick/  
part clad elevation beneath  
a pitched metal roof



Three phase  
electricity



Secure fencing



Electric roller  
shutter door



Internal  
offices with  
amenity  
provision



6m eaves

Randles Road, is situated on the southern boundary of Knowsley Business Park which is one of the largest industrial parks in Europe at almost 1,200 acres (485 ha) the park is home to almost 800 companies.

The park stretches over the North and South side of the A580 East Lancashire Road, which provides direct access to Junction 4 of the M57 and Junction 23 of the M6 and connects Liverpool with Manchester.

Knowsley Industrial Park	Area (sq m)	Area (sq ft)
Unit 16 A-F	1,539	16,574

Book a viewing

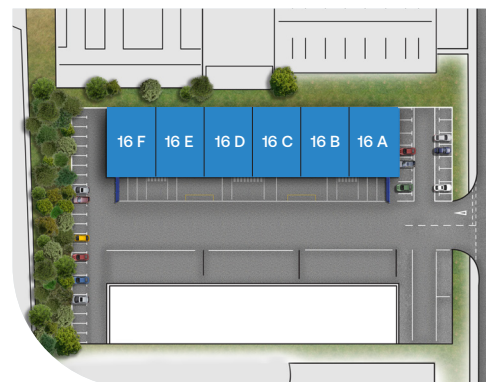


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## Location:

Knowsley is situated approximately 11 miles east of Liverpool and 30 miles west of Manchester.

## AIR

Liverpool John Lennon Airport is within 12 miles.

## ROAD

Knowsley is served by the M57, M56, M62, M58 and M6 motorways.

## RAIL

Liverpool Lime Street Station.

## Further information:

### Terms

Offices available on a new FRI lease for a term of years to be agreed. Flexible lease terms are available.

### VAT

VAT will be payable where applicable.

### Rateable Value

Interested parties are advised to make their own enquiries to Knowsley Borough Council to determine the rates payable attributed.

### Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

### Anti - Money Laundering

In order to discharge its legal obligations, including under applicable anti money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Services

We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

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