

Office

# OFFICES SUITE 3 | KNOWSLEY BUSINESS PARK

Unity Grove, Knowsley, L34 9GT

Images coming soon

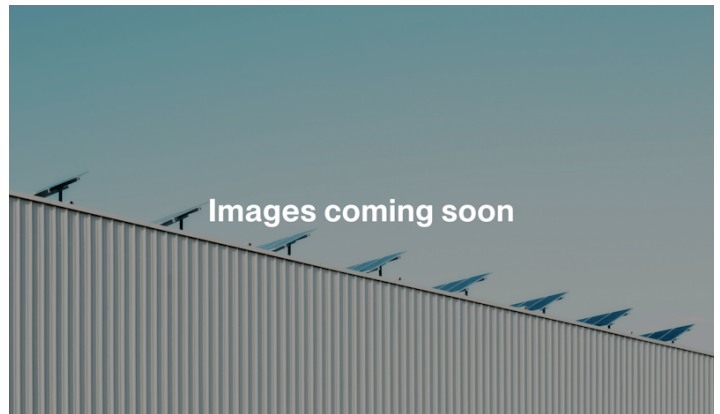
## OFFICES SUITE 3 | 3,972 SQ FT

Offices Suite 3 provides 3,972 sq ft of modern office accommodation

Offices Suite 3 provides 3,972 sq ft of modern office accommodation, suitable for a range of business, professional or light commercial occupiers. The suite offers flexible floor space within a well established business park environment, benefitting from on site services and convenient parking provision.

Located at Unity Grove within Knowsley Business Park, the suite enjoys excellent accessibility, with direct access to Junction 4 of the M57 and close proximity to the A580 East Lancashire Road, providing strong connections to Liverpool city centre, Manchester and the wider North West motorway network.

Maintenance charges and insurance payable for this unit is to be confirmed.



Lease Type

New

### Unit Summary

- Close to Transport
- Premier Industrial Location
- Office Accommodation
- Modern Industrial Space
- Yard Space
- Local Amenities

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£37,575.00	£9.46
Rates	£13,722.50	£3.45
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£51,297.50</b>	<b>£12.91</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

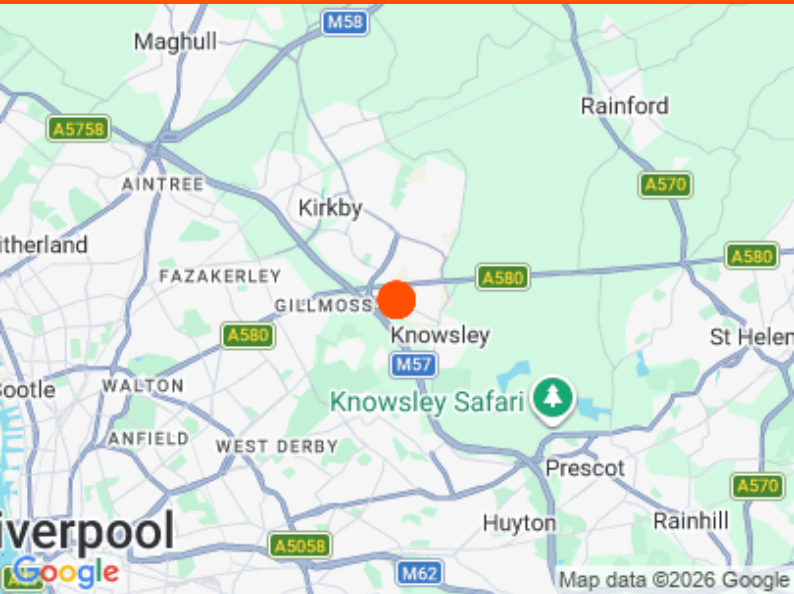
→ For more info please visit: [unit.info/U6P0100295](http://unit.info/U6P0100295)

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## Location

Strategically placed just 1 mile from Junction 4 of the M57, Knowsley Business Park provides direct access to Liverpool, Manchester, and the North West's motorway network.



Road  
M57: 1 mile



Airport  
Liverpool John Lennon Airport: 12 miles



Rail  
Prescot Station: 2 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (73)



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## Key Contact



**Hannah Craig**

Senior Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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