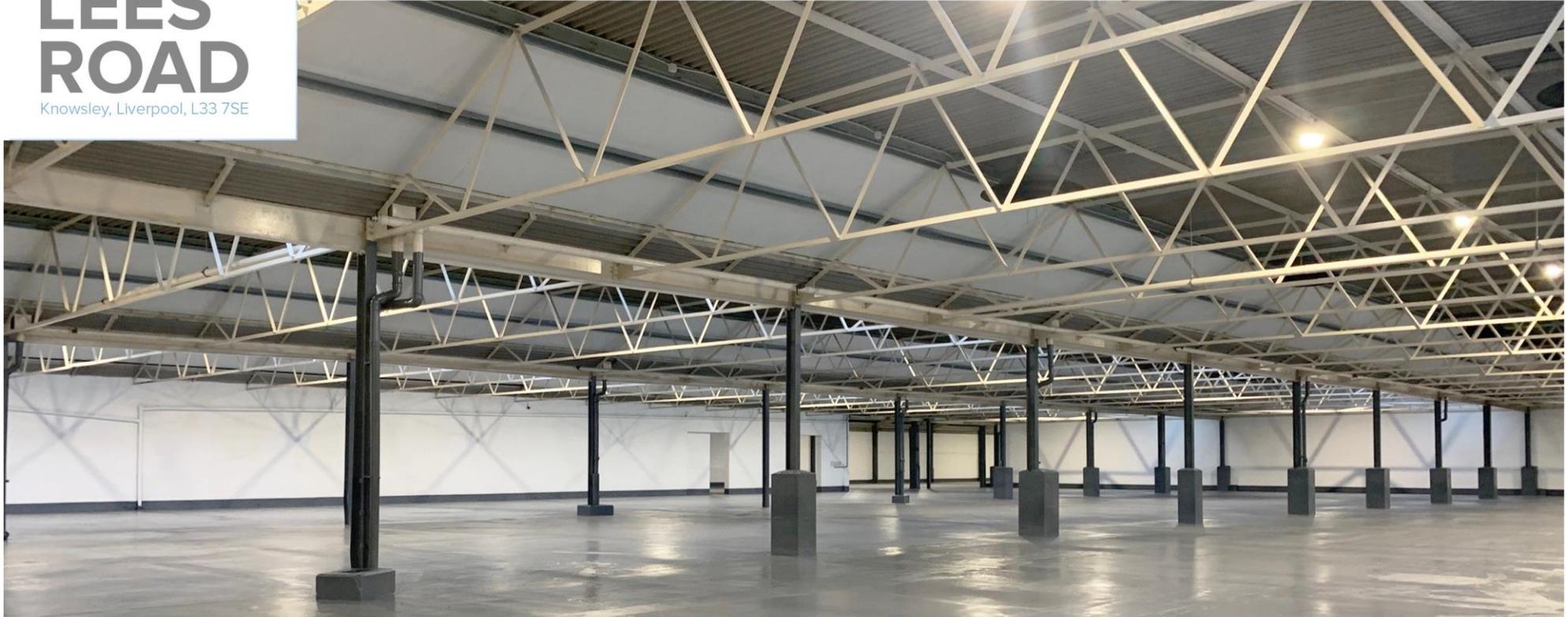




To Let - From 6,200 sq ft to 52,600 sq ft Various Flexible Sized Units Available



- Up to 52,600 sq ft in Flexible Sized Units
- Large Renewable Electricity & Gas Supply
- Internal Design & Build Options Available
- Each Unit Has an Exclusive Yard/Car Park
- Ultra-Fast Broadband up to 40GB On Site
- Full High Standard Refurbishment in 2022

Description

There is up to 52,600 sq. ft. to let, in various size units, following the acquisition and refurbishment of 29 Lees Road.

Flexibility - This unique opportunity enables potential tenants to help design and build the specifics of their unit, including individual unit size and layout, the size of power supply, and the proportion of office space etc required.

Renovation - The building itself is constructed with brick-built elevations under a steel framed roof structure, finished with profile steel cladding, and benefits from a recently refurbished roof, flooring, LED lighting and paintwork.

Power - The landlord is installing around half a megawatt (500 KW) of renewable solar energy on-site which can be potentially doubled to 1MW. There is a large gas supply on site with significant pipework already installed.

Security – Each unit will benefit from its own yard/ car parking spaces, giving tenants additional security and control over external areas of their site and exclusive access to individual units.

Benefits – All tenants can purchase hyper-fast broadband, hard-wired to their site. Some units benefit from dock-level loading bays and canopy loading areas with other units benefitting from large numbers of car parking spaces.



29 LEES ROAD

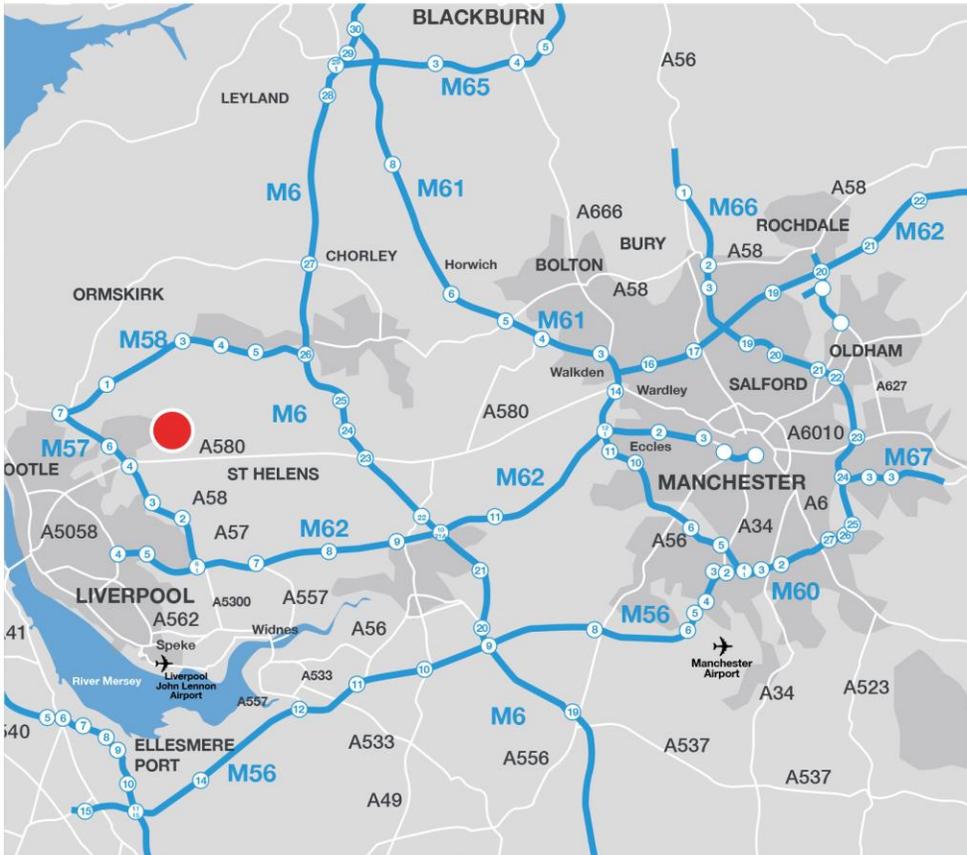
Knowsley, Liverpool, L33 7SE

Location

The property is situated at the intersection of Lees Road and Kirkby Bank Road at the heart of the Knowsley Industrial Park, which is nine miles North East of Liverpool city centre. The Industrial Park is one of the largest industrial areas in the north of England and has recently benefitted from significant investment.

The Industrial Park is close to the intersection of the M57 (junction 4) and the A580 (East Lancashire Road), has its own rail freight terminal and is ideally located for access to the Port of Liverpool (10 miles), Liverpool John Lennon Airport (15 miles) and Manchester Airport (35 miles).

Major Occupiers in the area include Amazon, B&M, Burtons Foods, DHL, Home Bargains, Kammac, Liverpool Football Club Academy, Matalan, News International and QVC.



29 LEES ROAD

Knowsley, Liverpool, L33 7SE

Knowsley Industrial Park

The Knowsley Industrial Park is one of the largest employment areas in the UK comprising over 1,200 acres. The Industrial Park is home to around 1,000 companies and over 15,000 people are employed in the area. The 29 Lees Road site is located at the heart of the Industrial Park and is surrounded by leading companies such as Amazon, Dams, Diaper, DHL, Eldapoint, Liverpool Football Club Academy, Matalan, Ocado and Surface Transforms.



29

LEES ROAD

Knowsley, Liverpool, L33 7SE

Accommodation

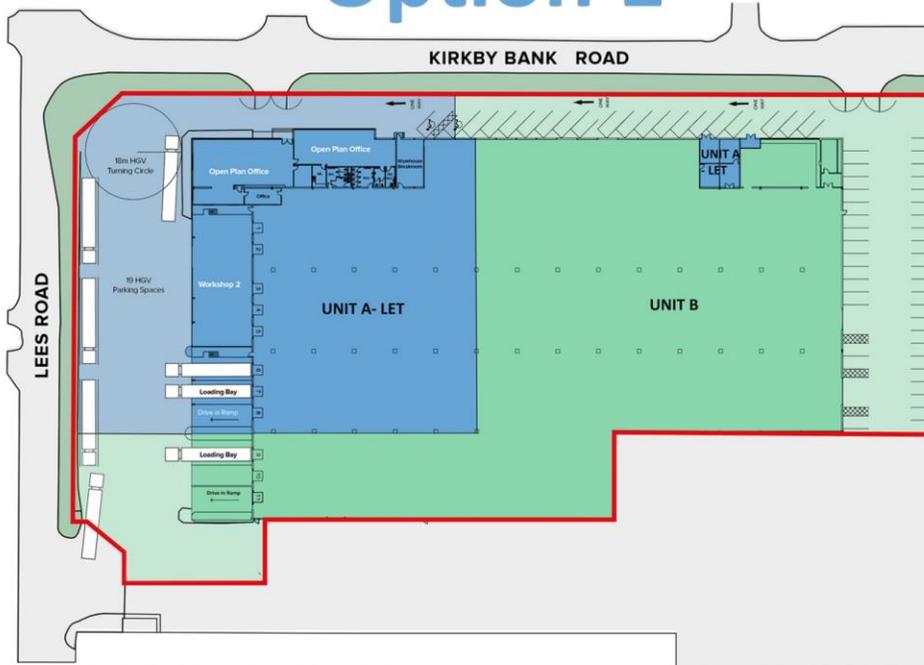
The space to let at 29 Lees Road can be spilt into several different configurations. This gives tenants a unique opportunity to design and build their space with the ideal proportion of office space required.

The landlord has proposed four options with the space spilt into either one, two, three or four available units.

OPTION 1 - Option 1 is one unit of approx 52,600 sq ft which is suited to an operator with either a production facility with a distribution requirement and a large power requirement, or a storage and distribution operation.

OPTION 2 - Option 2 spplits the space into a 41,000 sq ft unit (Unit B) and an 11,600 sq ft warehouse unit (Unit C).

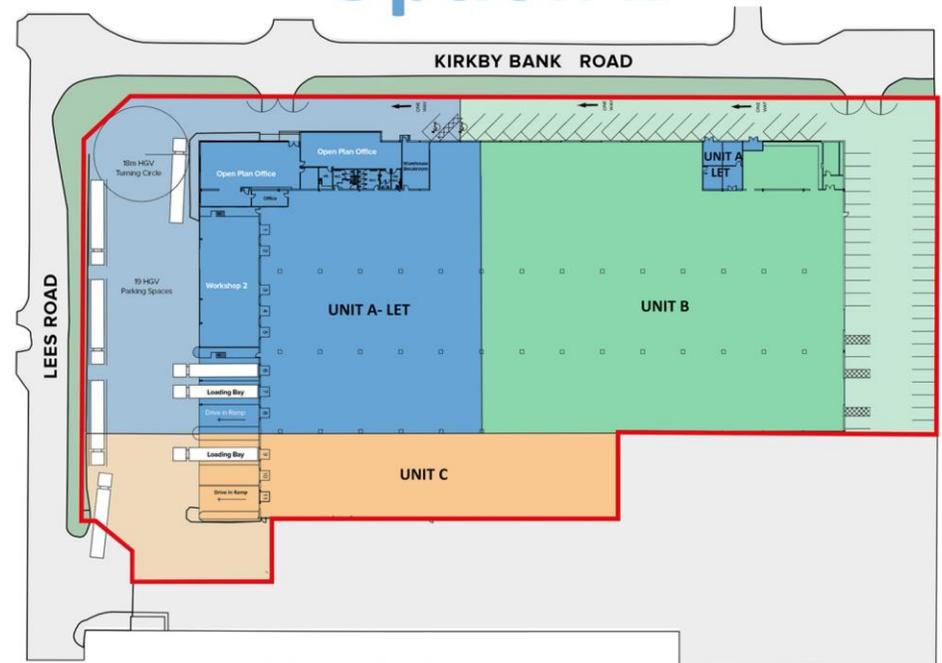
Option 1



ACCOMMODATION - OPTION 1

Unit A	30,600 sq. ft. - LET
Unit B	52,600 sq. ft.

Option 2



ACCOMMODATION - OPTION 2

Unit A	30,600 sq. ft. - LET
Unit B	41,000 sq. ft.
Unit C	11,600 sq. ft.

29

LEES ROAD

Knowsley, Liverpool, L33 7SE

Accommodation

The space to let at 29 Lees Road can be spilt into several different configurations. This gives tenants a unique opportunity to design and build their space with the ideal proportion of office space required.

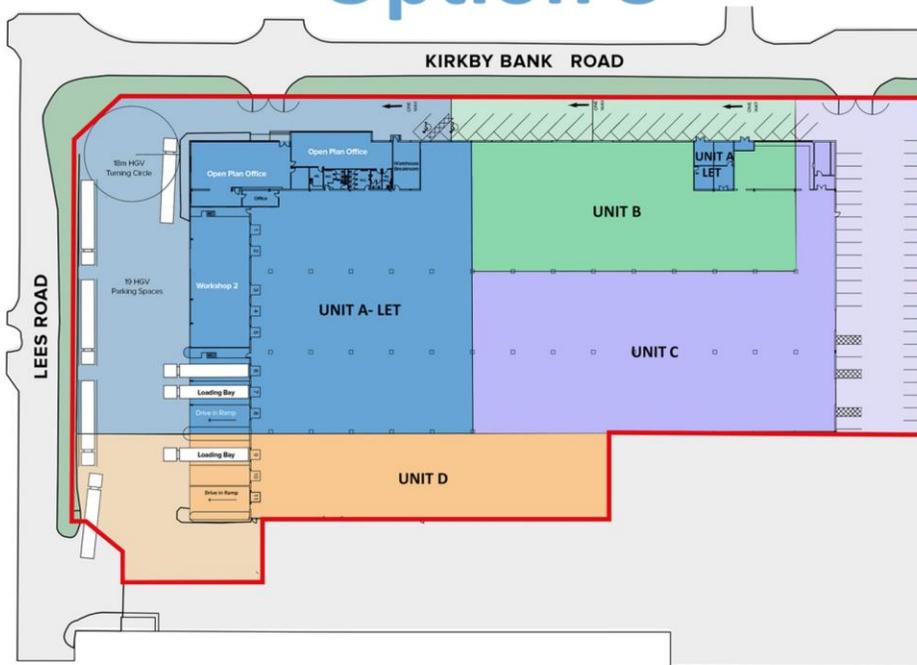
The landlord has proposed four options with the space spilt into either one, two, three or four available units.

OPTION 3 - Option 3 splits the space into three units, with Unit B adjacent to Kirkby Bank Road at 15,700 sq ft.

Unit C benefits from the main car park at the east of the site and Unit D has dock loading bays and a yard/car park.

OPTION 4 - Option 4 splits the space into four available units with two smaller units adjacent to Kirkby Bank Road.

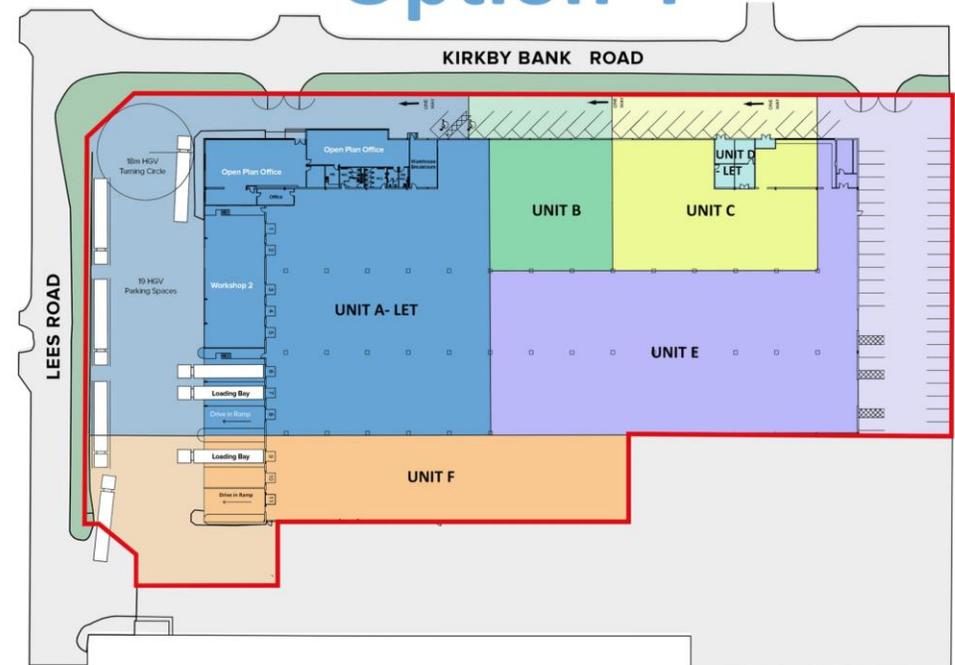
Option 3



ACCOMMODATION - OPTION 3

Unit A	30,600 sq. ft. - LET	Unit C	25,300 sq. ft.
Unit B	15,700 sq. ft.	Unit D	11,600 sq. ft.

Option 4



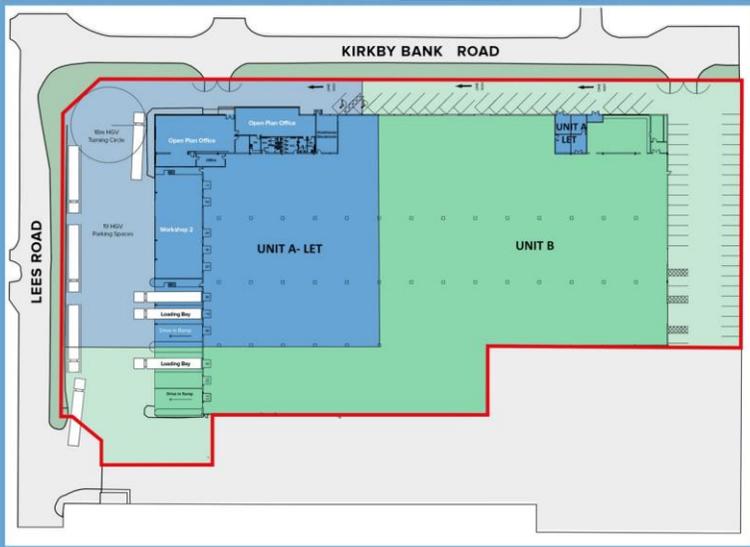
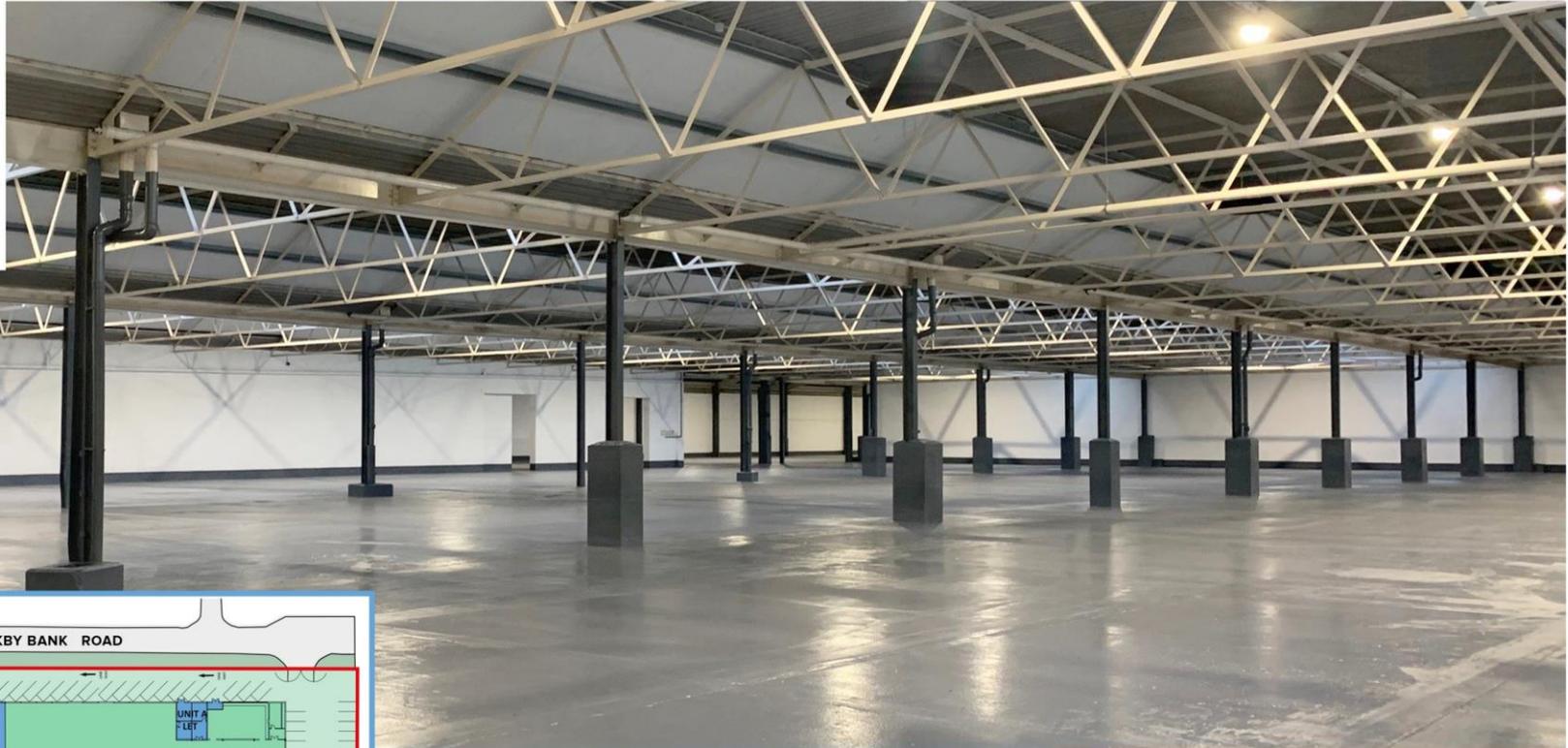
ACCOMMODATION - OPTION 4

Unit A	30,600 sq. ft. - LET	Unit D	1,100 sq. ft. - LET
Unit B	6,200 sq. ft.	Unit E	25,300 sq. ft.
Unit C	9,500 sq. ft.	Unit F	11,600 sq. ft.

29 LEES ROAD

Knowsley, Liverpool, L33 7SE

Option 1 - Unit B 52,600 sq ft



DESCRIPTION

LOCATION

AERIAL

ACCOMMODATION

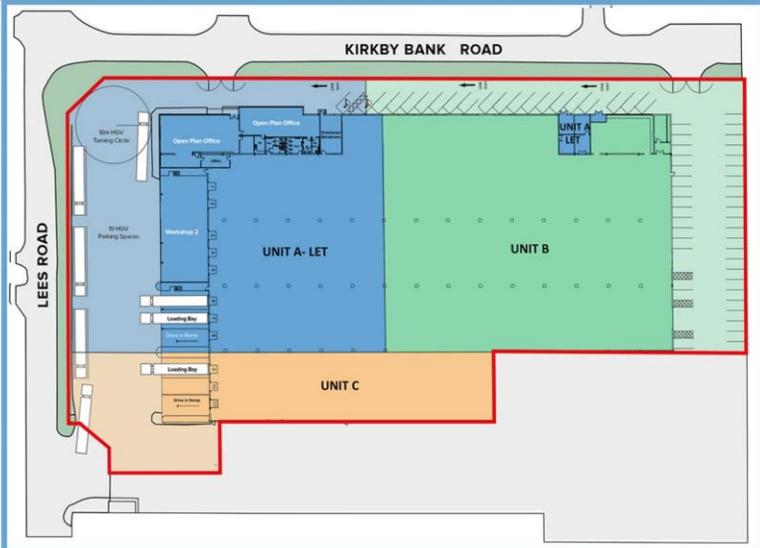
GALLERY

FURTHER INFORMATION

29 LEES ROAD

Knowsley, Liverpool, L33 7SE

Option 2 - Unit B 41,000 sq ft



DESCRIPTION

LOCATION

AERIAL

ACCOMMODATION

GALLERY

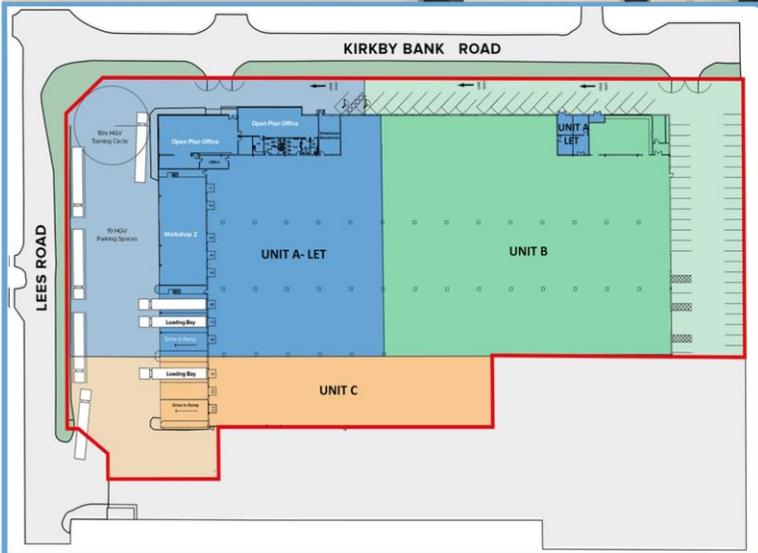
FURTHER INFORMATION

29

LEES ROAD

Knowsley, Liverpool, L33 7SE

Option 2 - Unit C 11,600 sq ft



DESCRIPTION

LOCATION

AERIAL

ACCOMMODATION

GALLERY

FURTHER INFORMATION

29

LEES ROAD

Knowsley, Liverpool, L33 7SE



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.

LEGAL COSTS

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

VIEWING

By prior arrangement with agents B8RE.

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.

THOMAS MARRIOTT

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B8

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DESCRIPTION

LOCATION

AERIAL

ACCOMMODATION

GALLERY

FURTHER INFORMATION