ACADEMY BUSINESS PARK

LEES ROAD KNOWSLEY **LIVERPOOL** *L33 7SA*

WWW.ACADEMYBUSINESSPARK.CO.UK

TO LET
UNIT 6C - 14,400 SQ.FT.

WAREHOUSE/INDUSTRIAL UNIT

AVAILABLE IMMEDIATELY

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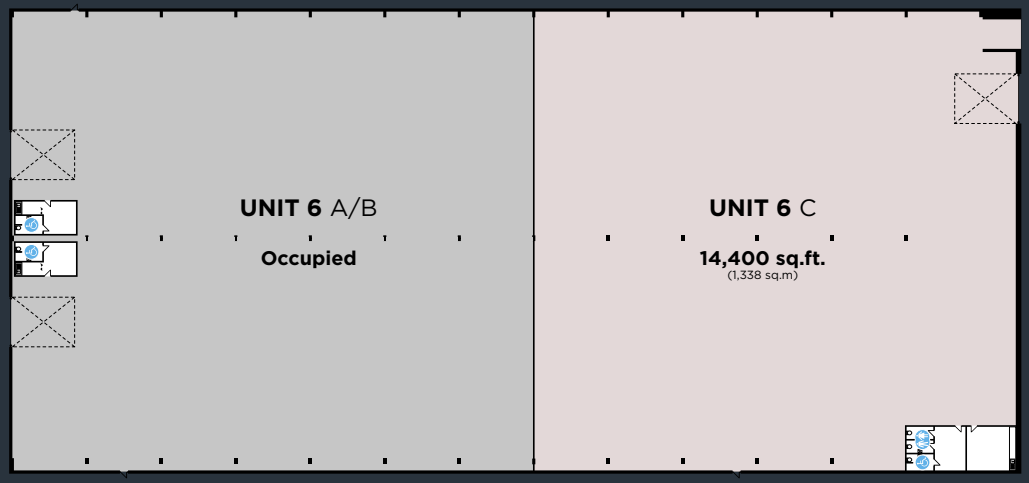

LOCATION

ACADEMY BUSINESS PARK is located nine miles to the north-east of Liverpool City Centre and just a mile north of the M57's junction 5 intersection with the A580/ East Lancashire Road – one of the main arterial routes which connects Liverpool to Manchester. Set within a prime location fronting Knowsley Industrial Park, the regional motorway network can be accessed via the A5207/Moorgate Road, linking directly with the M57 and then on to the M62 (junction 6), M58 (junction 1) and M6 (either junction 21A, via the M62 or junction 26, via the M58). Both Liverpool John Lennon Airport and Manchester Airport are within easy-driving distances, offering a full range of facilities for passengers and cargo transporters alike.

ACCOMMODATION

The site is comprised of a wide size range of industrial units with covered roadways, ancillary buildings, office space and hard standing areas. **ACADEMY BUSINESS PARK** is surrounded by palisade fencing; the Security Lodge, located at the site entrance, provides on-site security and 24-hour access.

The units are of varying multi-pitch design, steel-and-brick construction and suitable for a host of business requirements, providing optimum flexibility for occupiers.

SERVICES

All of the standard services are available on site. A Service Charge will be levied to recover the cost of site security, maintenance of the external landscaped areas, car parks, service yards, access roads and estate signage as described under the Service Charge provisions of the lease.

TERMS AND CONDITIONS

The accommodation is available on flexible lease terms to be agreed. Internal fit-out of office facilities is subject to the length of lease agreed. Generous incentives may be available, subject to the length of lease and covenant strength.

RATES

For the latest information regarding rateable values, please contact the Business Rates Department at Knowsley Borough Council, or visit www.voa.gov.uk.

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