



**CENTRO**  
PARK

BECKETT CLOSE  
KNOWSLEY INDUSTRIAL PARK  
**L33 7XS**

**TO LET** REFURBISHED INDUSTRIAL UNIT  
**UNIT E | 4,395 SQ FT (408.31 SQ M)**



**ENTER** >





## FEATURES

- Prominent situation facing Gores Road, Knowsley Industrial Park, Merseyside.
- Readily accessible from Junctions 4 & 5 M57 motorway and A580 East Lancashire Road.
- High quality refurbished unit - steel portal frame construction with concrete floors, insulated profiled metal cladding with Perspex roof lights and high quality office with separate pedestrian access.
- Loading via electric roller shutter door.
- Suitable for a wide range of uses including Trade Counter/Storage and Distribution (Class B8), General Industrial (Class B2) and Commercial (Class E) including Light Industrial, Retail and Research & Development.
- Secure managed environment.
- Unit D now let to Greenthumb Ltd.





## LOCATION

Knowsley Industrial Park is the largest industrial park in Merseyside and is home to a host of major occupiers including News International, QVC, Exel, Sonae and Dams International. The park can be accessed from junctions 4 and 5 of the M57 which itself joins the M62, seven miles to the south. The East Lancs Road (A580) forms the southern boundary of the estate and provides quick access to Liverpool City Centre to the west and the M6 Motorway at Haydock, 10 miles to the east, with access at Junction 23.









## DESCRIPTION

Centro Park is a modern, self-contained industrial park located on Beckett Close and is accessed directly off Gores Road.

The unit is of portal frame construction and provides flexible accommodation with ample loading and car park areas.

The Landlord has undertaken a full reconfiguration and refurbishment of the unit including the following:

- Re-clad walls and roof incorporating new roof lights.
- Pedestrian access doors and glazing to offices on Beckett Close elevation.
- Offices orientated to Beckett Close elevation.
- Ladies and gents WC's.
- Kitchenette.
- Sodium lighting.

	SQ FT	SQ M
Unit E - Refurbished Available October 2021	4,395	408.31

- A** Knowsley Print Finishings Limited
- B** GLC
- C** Newtec High Speed Turning Limited
- D** Greenthumb Limited
- E** **AVAILABLE OCTOBER 2021**
- F** Actuation Valve & Control Limited
- G** SGK Lift Interiors Limited
- H** M&R Joinery
- I & J** Hermes Parcelnet Limited







## TERMS

The unit is available on a new FRI lease.

For full details please contact the agents.

## ENERGY PERFORMANCE CERTIFICATES

The unit has the following EPC rating:

Unit E - C53

A copy of the certificate will be available upon request.

## VAT

All sums due to the Landlord will be subject to the addition of VAT at the prevailing rate.

## VIEWING

By appointment with the joint agents.

Subject to contract.



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