

MODERN INDUSTRIAL UNIT **TO LET**

UNIT

3B

Arbour Court

Arbour Lane
Knowsley Industrial Park
Merseyside L33 7XE



3B

**Mason
Partners**
0151 227 1008
MASONPARTNERS.COM

CBRE
0151 224 7666
www.cbre.co.uk

5,655 SQ FT
(525.37 m²)

3B Arbour Court

FEATURES



- Modern high quality industrial unit
- Offices at ground and first floor levels.
- Loading via electric roller shutter door
- Large servicing & parking area
- Secure & attractive landscaped estate
- Accessible from Junctions 4,5 & 6 of the M57 motorway and A580 East Lancashire Road



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, 5 and 6 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.

3B Arbour Court

AERIAL VIEW



< TO M62

J4

home bargains



M57

TO M58 >

newsprinters



makro



MOORGATE RD

A580 EAST LANCASHIRE ROAD

Q QVC

amazon

TOOLSTATION

SOUTH BOUNDARY RD

HOWDENS

STOVES

COUNTY RD

GORES RD

ACADEMY BUSINESS PARK

ARBOUR LN



LIVERPOOL FOOTBALL CLUB ACADEMY

MATALAN

3B Arbour Court

LEES RD

KNOWSLEY INDUSTRIAL PARK

PERIMETER RD

ACORNFIELD RD

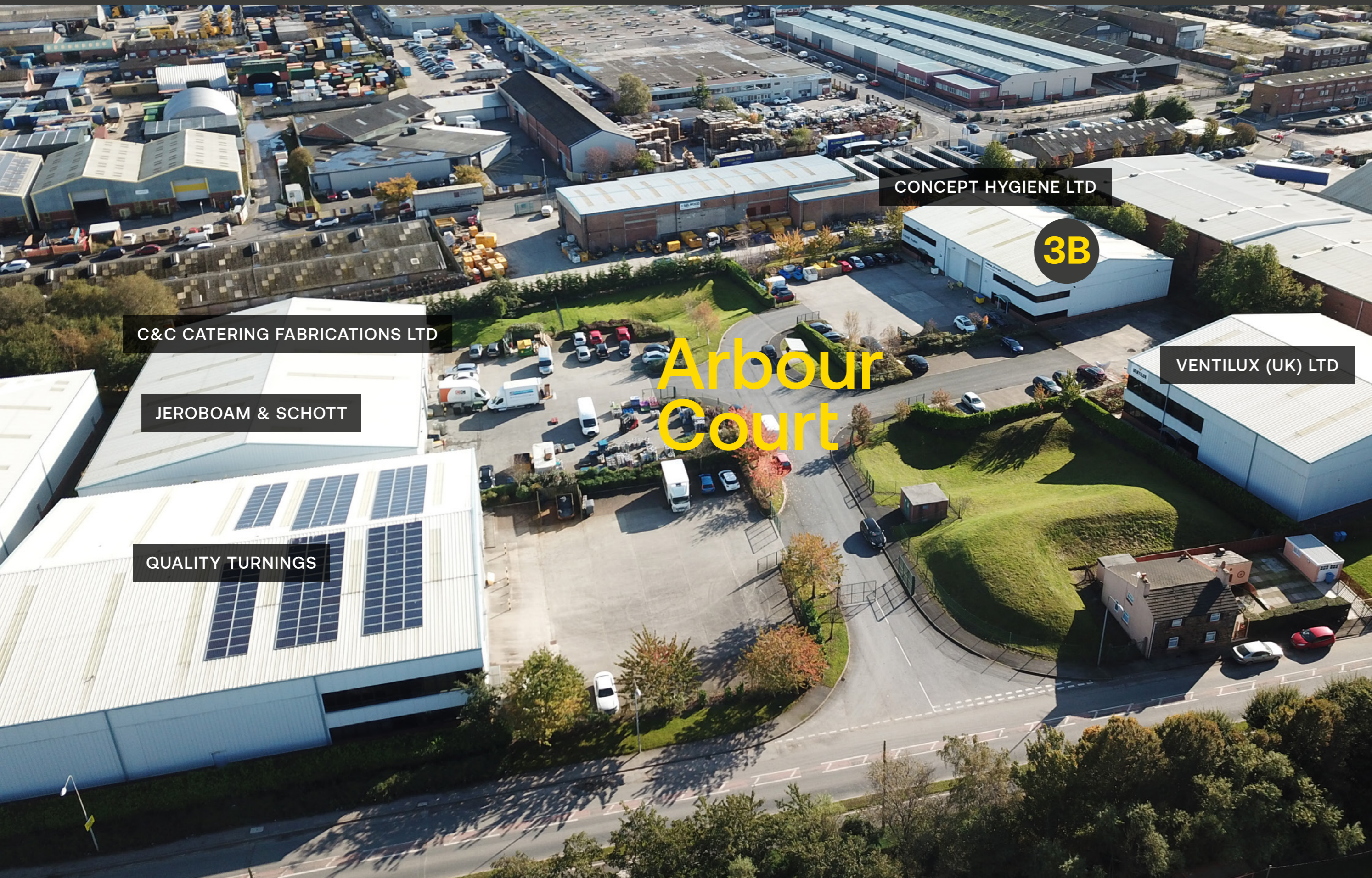
NEW 800,000 SQ FT UNIT FOR amazon UNDER CONSTRUCTION

ASHCROFT RD



WOODWARD RD





Constructed in 2004 the property comprises a modern semi-detached industrial unit with integral offices at ground and first floor levels. The unit benefits from a large service yard / parking forecourt and is set within a secure & attractive landscaped estate. The specification is as follows.

INDUSTRIAL UNIT

- Steel portal frame construction.
- 10% translucent roof lights
- Minimum eaves height 6m
- 8.36m to apex
- Perimeter lighting
- 3 phase electricity and mains gas supply
- Kitchenette

OFFICES

- 2 -storey offices over ground and first floor.
- Perimeter trunking
- Carpeting.
- Suspended ceilings
- UPVC double glazed windows.
- Gas fired central heating

FLOOR AREAS

Industrial	4,198 sq ft	(390.03m ²)
Ground Fl. Office	808 sq ft	(75.06m ²)
First Fl. Office	649 sq ft	(60.28m ²)
Total	5,655sq ft	(525.37m²)

3B Arbour Court

FURTHER INFO



TERMS

The unit is available to let from July 2022 on a new FRI lease. Estate service charge and building insurance contributions will be payable to the Landlord in addition to rent.

For further details please contact the agents.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of 'C'.

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.

Jon Swain

07810 435071
jonswain@masonpartners.com

Darren Hill

07590 485287
Darren.hill2@cbre.com

**Mason
Partners**
0151 227 1008
MASONPARTNERS.COM

CBRE
0151 224 7666
www.cbre.co.uk

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. February 2022 RB&Co 0161 833 0555. www.richardbarber.co.uk. Declaration - Directors of Mason Partners have an interest in the property.