



David Currie & Co
Real Estate and Asset Consultants

For Sale

Unit A1 Villiers Court

Villiers Road

Knowsley

L34 9ET



- Modern Industrial Unit with 60% Office Content
- 10,644 SQ FT (988.9 SQ M)
- High Quality Fit Out
- Minimum Eaves Height 7.5 MTRS
- Concrete Rear Yard
- Close to Intersection A580/M57 J4

Tel: 0151 556 1500



Location

The property is situated on Villiers Road on Knowsley Business Park within a development of similar quality industrial units.

Approached via School Lane, the property benefits from excellent communication links being just one mile from the intersection of the A580 East Lancashire Road and the M57 Motorway.

Description

Constructed within the last 10 years, this high quality semi detached property provides a full height warehouse area and also incorporates offices at ground and first floor levels. The unit is situated in landscaped grounds and benefits from separate yard and car parking areas. With an eaves height of approximately 7.5mtrs. The unit offers clear working space with vehicular access via an electrically operated up and over roller shutter door leading to the concrete surfaced yard area to the rear.

The offices are fitted out to a high standard and benefit from good levels of natural light. They have been sub divided to provide a variety of open plan and private office areas and also include a reception, showroom area, boardroom, kitchen and ancillary accommodation. On site car parking is provided for approximately 17 vehicles to the front and side of the unit.

Accommodation

From measurements taken on site, we have calculated the gross internal floor area of the premises to be as follows:

Accommodation	Imperial	Metric
Ground Floor Offices	324.9 Sq M	3,497 Sq Ft
First Floor Offices	327.2 Sq M	3,522 Sq Ft
Ground Floor Warehouses	336.8 Sq M	3,625 Sq Ft
Total	988.9 Sq M	10,644 Sq Ft

Services

All mains services are connected to the property including three phase power. Toilet facilities are provided on each floor. The offices benefit from gas fired central heating and ceiling mounted air conditioning cassettes. A combat gas blower heats the warehouse.

Tenure

We understand that the property is available on the residue of a 99 year long leasehold interest dating from 2002, at a peppercorn rental.

Terms

The unit is available For Sale or To Let, on terms to be agreed.

Rates

From information obtained from our own in-house rating database we understand the premises are assessed as follows:-

Rateable Value 2010	£39,000
Rates payment for 2013/2014	£18,369

No warranty is given that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.



Estates Charge

The ingoing occupier will be responsible for the payment of an estates charge which covers the maintenance and upkeep of the common areas.

Energy Performance Certificate

The Energy Performance Asset Rating Band "C – 73".

A full copy of the EPC is available for inspection if required.

Legal Costs

Each party is to be responsible for their own legal cost incurred in the progression of legal documentation.

VAT

All prices are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the joint agents:

David Currie & Co 0151 556 1500

Or Mason Owen & Partners 0151 242 3152