

Warehouse & Ancillary Offices

To Let



Units 4/5, The Brambles, Lees Road, Knowsley Industrial Estate, Merseyside
L33 7RW



Units 4/5, The Brambles

Lees Road, Knowsley Industrial Estate, Merseyside L33 7RW



Agreement

To Let



Detail

Warehouse/Ancillary
Offices



Rent

£95,800 pa



Size

1,187 sq m (12,774 sq ft)



Location

Knowsley, L33 7RW



Property ID

791.RGD

For Viewing & All Other Enquiries Please Contact:



Robert Diggle

BSc MRICS

Director

T: 0151 268 5280

E: robert.diggle@eddisons.com

Property

The subject property comprises a detached two bay, portal frame warehouse built to the following specification:

Lined profile clad roof incorporating approx. 20% roof lighting.

- Part profile clad and part block walls.
- Concrete floor.
- Lit via fluorescent strip lighting and heated via two gas fired heaters.
- Free standing crane with SWL5 tonnes.
- Eaves height 6.4 m rising to an apex of 8.6 m.
- Communal access.
- Benefitting from car parking for 5 spaces.

The property benefits from ground floor reception, toilets and kitchen and first floor ancillary offices which are fitted out as follows:

- Painted plastered walls and ceilings.
- Lit via fluorescent strip lighting and heated via wall mounted radiators

Accommodation

We have measured the property on its Gross Internal Area as follows:

Area	m ²	ft ²
Ground Warehouse	1,006.2	10,830
Ground Floor Ancillary Office/Toilet	94.2	1,014
First Floor Offices	86.4	930
Total GIA	1,186.8	12,774

Energy Performance Certificate

The property has an EPC Rating in Band C, a copy of which is available upon request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Business Rates

The property is entered in the 2026 Rating List as follows:

Description: Warehouse & Premises

Rateable Value: £53,000

Terms

The property is available by way of a new lease on terms to be agreed. The property is placed to the market with a quoting rent at £7.50 per sq ft which equates to £95,800 per annum exclusive.

Service Charge

A service charge may be levied to cover the up-keep, maintenance and repair of all common parts of the development.

VAT & Legal Costs

We understand that VAT will be applicable to the rent. Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Additional Information

The following additional information is available upon request:

- EPC
- Asbestos report

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

The subject property is located on Lees Road on the Knowsley Industrial Estate. Lees Road comprises the main arterial road on the site and leads south via Moorgate Road to the East Lancs Road (A580) with leads west into Liverpool City Centre.





