

# Industrial/Warehouse Units To Let



Unit C2

Unit D1

Unit D2

7,015 -  
14,030  
SQ FT



## Penrhyn Court

Penrhyn Road  
Knowsley Business Park L34 9AB

## Location

Knowsley is situated approximately 11 miles east of Liverpool and 29 miles west of Manchester and has a borough wide population of 145,000 increasing to 1,500,000 people in the wider Liverpool city region.



Knowsley Business Park sits immediately to the east of junctions 4 & 5 of the M57 motorway and adjacent to the A580 East Lancashire Road providing immediate access to the regional and national motorway networks.

Due to the excellent road communications and its strategic location between Liverpool and Manchester, Knowsley is one of the key industrial / warehousing locations in both Merseyside and the wider northwest region. The A580 East Lancashire Road links directly to Liverpool and Manchester and the M57 connects to the M62 approximately 5 miles to the south which in turns leads to the M6 and M60 motorways to the east. To the north the M57 connects to the M58 providing ease of access to the north Merseyside conurbation.

Both John Lennon and Manchester International Airports are within close proximity and combined with the regions rail and freight connections the wider Knowsley conurbation has attracted and retained occupiers such as Jaguar Land Rover, Virgin Media, DHL, Matalan, QVC, Home Bargains and News International.

## Situation

## Penrhyn Court



Penrhyn Court is prominently located along Penrhyn Road, Knowsley Business Park, immediately to the south of A580 East Lancashire Road which provides direct access to Liverpool in the west and Manchester to the east. Junction 4 & 5 of the M57 are ½ mile to the west.

Knowsley Business Park is an established quality business environment, which has seen numerous new developments in recent years. Combined with Knowsley Industrial Park they form one of the largest industrial areas in the country and is home to a diverse range of occupiers.

## Availability

The units are of steel portal framed construction under a pitched roof, externally fully clad in profiled sheeting incorporating approximately 10% office content and set within a central courtyard area.

Unit	Sq ft	Sq M
C2	11,195	1,040
D1	7,015	652
D2	7,015	652

Units D1 & D2 can be combined offering 14,030 sq ft.

## Specification

- Unit C2 has a 7m clear internal height
- Units D1 & D2 has a 6.5m clear internal height
- High quality offices including comfort cooling/heating, carpets, suspended ceiling incorporating light fittings, WC's and showers
- 37.5kn/m sq floor loading to warehouse/industrial areas
- Generous car parking and concrete yard areas
- Each unit provides a first floor area for light storage or potential office expansion



## Further Information

### EPC

The units have an EPC rating of D76.

### VAT

VAT will be payable on any transaction undertaken.

### Terms

The units are available To Let for a term of years to be agreed.

### Legal Fees

Each party will be liable for their own legal fees.

For further information please contact the sole agents:

**Jonathan Williams**  
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