



CENTRO
PARK

BECKETT CLOSE
KNOWSLEY, LIVERPOOL
L33 7XS

REFURBISHED INDUSTRIAL UNITS A, B & C **TO LET**
FROM **3,107 TO 9,504 SQ FT**
(288.65 TO 882.95 SQ M)

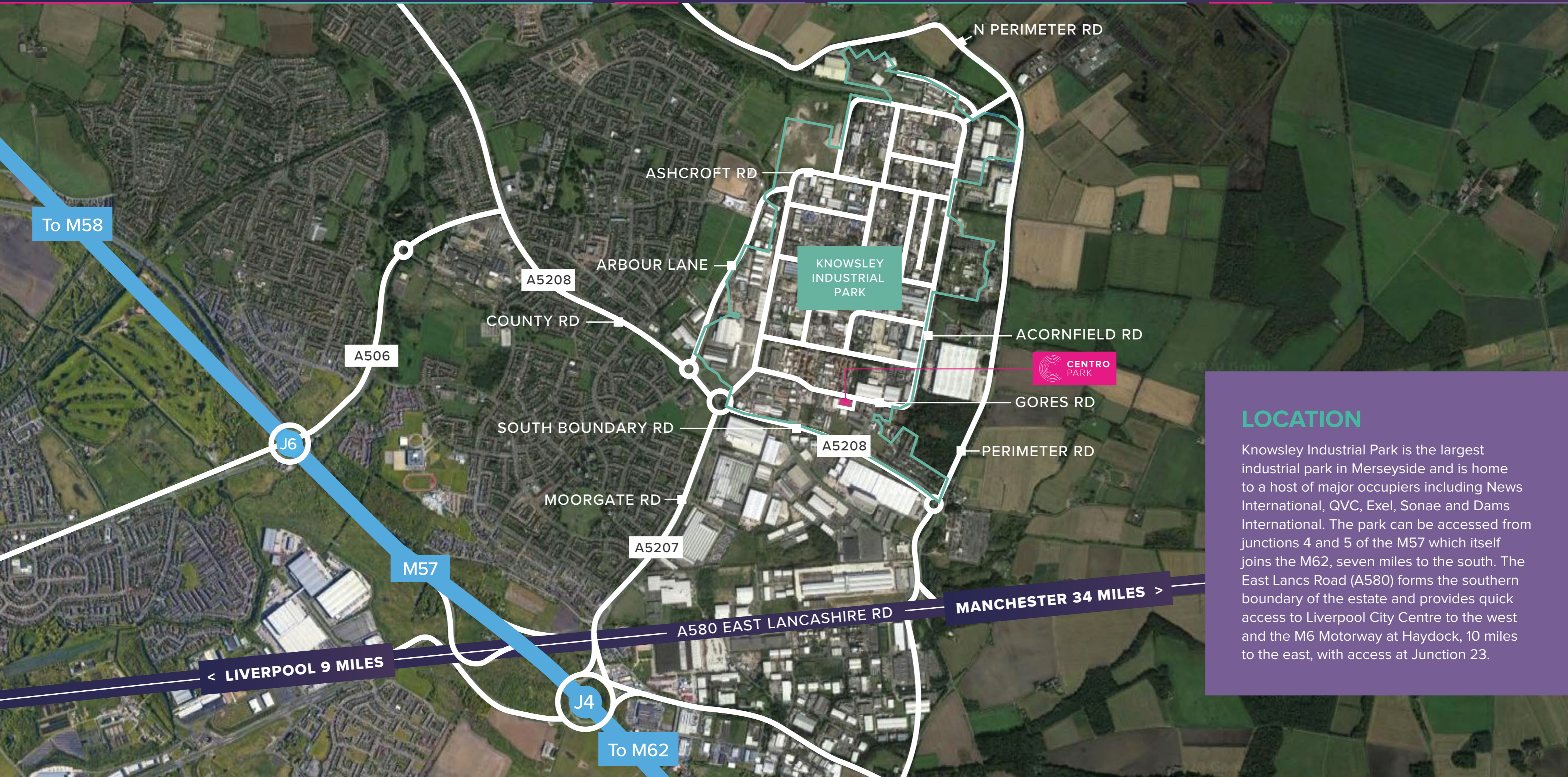


ENTER >>



FEATURES

- Prominent situation fronting Gores Road, Knowsley Industrial Park, Merseyside.
- Readily accessible from Junctions 4 & 5 M57 motorway and A580 East Lancashire Road.
- 3 units available, able to accommodate requirements from 3,107 to 9,504 sq ft (288.65 to 882.95 sq m).
- High quality refurbished units - steel portal frame construction with concrete floors, insulated profiled metal cladding with Perspex roof lights and high quality offices with separate pedestrian access and loading via electric roller shutter doors.
- 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.



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.



< TO M62

J4

home bargains



M57

TO M58 >

A580 EAST LANCASHIRE ROAD



MOORGATE RD



SOUTH BOUNDARY RD



STOVES

GORES RD

ACADEMY BUSINESS PARK

COUNTY RD



ARBOUR LN



LEES RD

KNOWSLEY INDUSTRIAL PARK

PERIMETER RD

ACORNFIELD RD

ASHCROFT RD



WOODWARD RD





DESCRIPTION

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

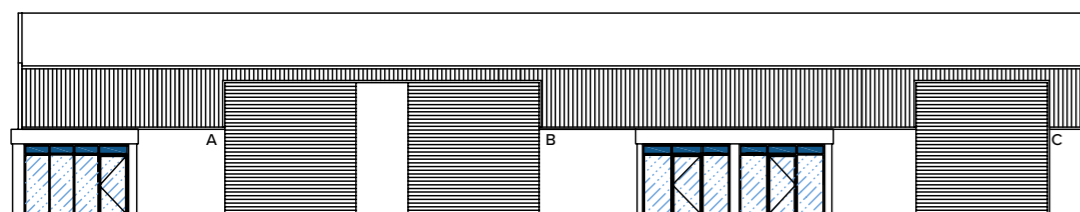
The units are of portal frame construction and provide flexible accommodation with ample loading and car park areas.

The landlord is undertaking a full reconfiguration and refurbishment of units A, B & C which includes the following;

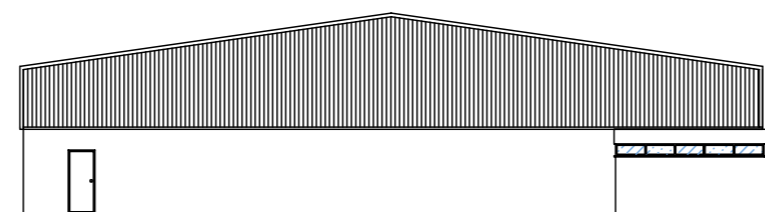
- Re-clad walls and roof incorporating new roof lights
- New pedestrian access doors and glazing to offices
- New office accommodation
- New ladies and gents WC's
- New kitchenettes
- New LED lighting
- Complete redecoration including floor painting
- New electrically operated loading doors
- Electric vehicle charging point
- Minimum eaves height 4.9m

	SQ FT	SQ M
Unit A - Under refurbishment Available February 2025	3,290	305.65
Unit B - Under refurbishment Available February 2025	3,107	288.65
Unit C - Under refurbishment Available February 2025	3,107	288.65
TOTAL	9,504	882.95

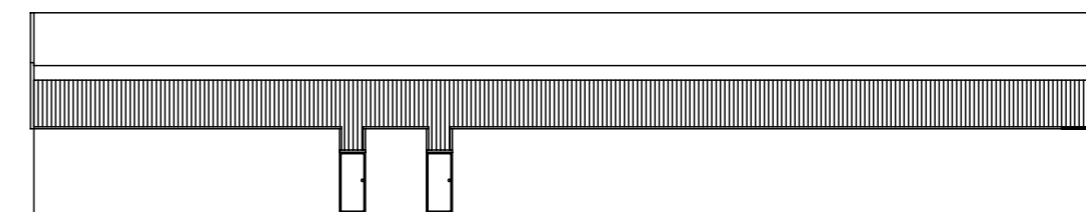
UNIT A, B & C REFURBISHED ELEVATIONS



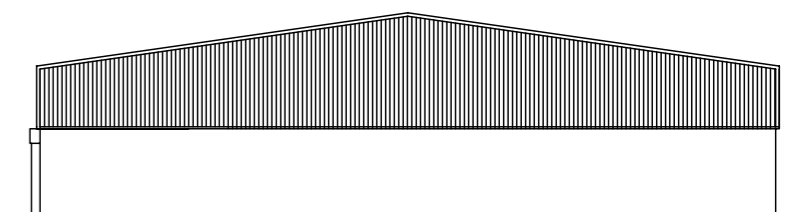
PROPOSED FRONT ELEVATION



PROPOSED LHS ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RHS ELEVATION



Indicative images of estate



TERMS

The units are available separately or combined, on new FRI leases.

For full details and confirmation of current availability please contact the agents.

ENERGY PERFORMANCE CERTIFICATES

New EPCs will be prepared on completion of refurbishment works.

Anticipated EPC rating of B.

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.



Indicative images of units on the estate

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