

Industrial

UNIT 4 | NEON KNOWSLEY

Arley Drive, Knowsley, L34 4BF

UNIT 4 | 27,800 SQ FT

Unit 4 at Neon Knowsley is a newly developed, high-specification industrial and distribution unit

Unit 4 at Neon Knowsley is a newly developed, high-specification industrial and distribution unit offering 27,800 sq ft of space, including 2,000 sq ft of quality office accommodation. The unit features two level access loading doors, 10 dedicated car parking spaces, a 61-metre yard depth, and a 10m eaves height, supporting a wide range of logistics and manufacturing operations. Built to the highest sustainability standards, Unit 4 targets BREEAM Excellent and EPC A ratings, with Net Carbon Zero operation and solar panel provision.

Located just off Junction 2 of the M57, the unit provides immediate access to the North West's motorway network, with Liverpool, Manchester, and the Port of Liverpool all within easy reach.

Lease Type

New



Unit Summary

- Car Parking
- 10m Clear Internal Height
- Premier Industrial Location
- BREEAM Excellent
- Yard Space
- EPC A

Occupational Costs

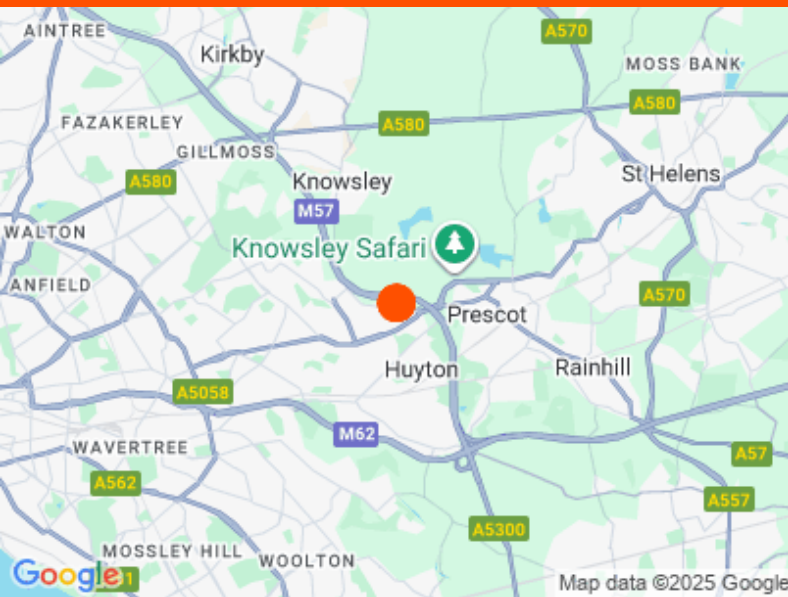
	Per Annum	Per Sq Ft
Rent	£312,750.00	£11.25
Rates	Not specified	Not specified
Maintenance Charge	Not specified	Not specified
Insurance	£5,824.63	£0.21
Total Cost	£318,574.63	£11.46

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Situated within Knowsley Business Park, Neon Knowsley is less than 1 mile from Junction 4 of the M57, providing rapid access to Liverpool, Manchester, and the North West's strategic motorway network. Its location also offers excellent links to the M62 and M6 corridors for national distribution.



Road
M57: 1 mile



Airport
Liverpool John Lennon Airport: 11 miles



Rail
Prescot Station: 1.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (19)



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Key Contact



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For more info please visit: unit.info/U4D0200007

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