

To Let

Available Q4 2025



Units 15 – 18 & 24 & 25 Webber Estate, Webber Rd Units from 1,882 – 15,375

Knowsley Business Park, Liverpool, L33 7SQ

Location

The subject property is located within Knowsley Industrial Park, which

is a long established industrial location, approx. 7 miles to the East of Liverpool and conveniently located for easy access to the East Lancashire Road (A580) & M57 motorway, both of which lie approx 0.5 miles to the South of the Estate.

The premises are located fronting Webber Rd and accessed within the Business Park via Lees and Kirkby Bank Road

Description

The units form part of a wider terrace of units within a secure estate. They are of steel portal frame construction incorporating a level loading door leading to a loading apron with associated car parking

- Terraced industrial/production units
- Can be combined
- 3 phase electricity
- 6m eaves
- Full height loading doors/Loading Aprons
- WC's
- Communal Car Parking

Unit	SQFT	Rent Per annum exclusive of VAT
15	3,667	£ 35,200
16	3,602	£ 34,600
17	4,504	£ 45,000
18	3,602	£ 34,600
24	1,882	£ 20,000
25	1,882	£ 20,000

Lease

The units are offered by way of new FR&I lease terms to be agreed. Units can be taken individually or can be combined.

Building Insurance & Service Charge

Building and Service charge are also applicable. Further information available upon request.

Business Rates

Interested parties are requested to contact Knowsley Borough Council Business Rates Dept. (0151 443 4089) to verify the Rateable Value & Rates Payable.

Companies may benefit from transitional rate relief.

EPC EPC's are available on request

Legal Costs Each party is responsible for their own legal costs.

VAT All payments are subject to VAT at the usual rate

Anti Money Laundering (AML):

To comply with Anti Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.



Viewings & Further Information:

Strictly through the sole agents:

0151 541 2445

Phil.morley@lm6.co.uk

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