

to let

6 Ashcroft Road
Knowsley Industrial Estate L33 7TW
Detached Industrial Workshop
1,800 sq ft (167 sq m)



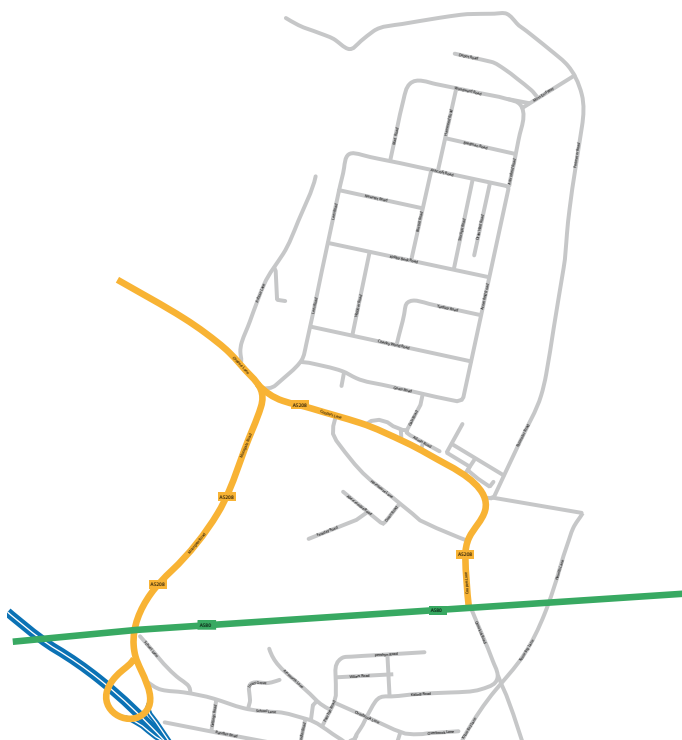
- Detached Workshop
- Good Sized Yard
- Refurbished Offices
- On Site Parking & Loading
- Secure Storage
- Flexible Lease
- Competitive Rent

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 541 2200

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RENT

£15,000 pa exclusive

RATES PAYABLE 18/19

NIL TO QUALIFYING COMPANIES

**For viewing and further information
please contact Roy Backhouse:**

**Roy Backhouse & Co, Centrix@Connect
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
e: roy@roybackhouse.co.uk**

SUBJECT TO CONTRACT



LOCATION

The property is situated within the popular Knowsley Industrial Estate on Ashcroft Road close to its junction with Birchall Street.

DESCRIPTION

The property comprises an impressive refurbished workshop and offices. The warehouse and offices are fitted out to a good specification. Outside there is a good sized yard with adequate room for car parking, lorry parking and external storage.

TENURE

The property is available on a new 5 year lease or by negotiation

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Offices	72 sq m	775 sq ft
Warehouse	93 sq m	1,001 sq ft
Total Gross Internal Area	165 sq m	1,776 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT may be payable on the rent.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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