



BECKETT CLOSE  
KNOWSLEY INDUSTRIAL PARK  
MERSEYSIDE  
**L33 7XS**

**TO LET** REFURBISHED INDUSTRIAL UNITS  
**UNITS I & J | 4,900 TO 9,800 SQ FT**  
**(455.23 TO 910.46 SQ M)**



**ENTER** >>



## FEATURES

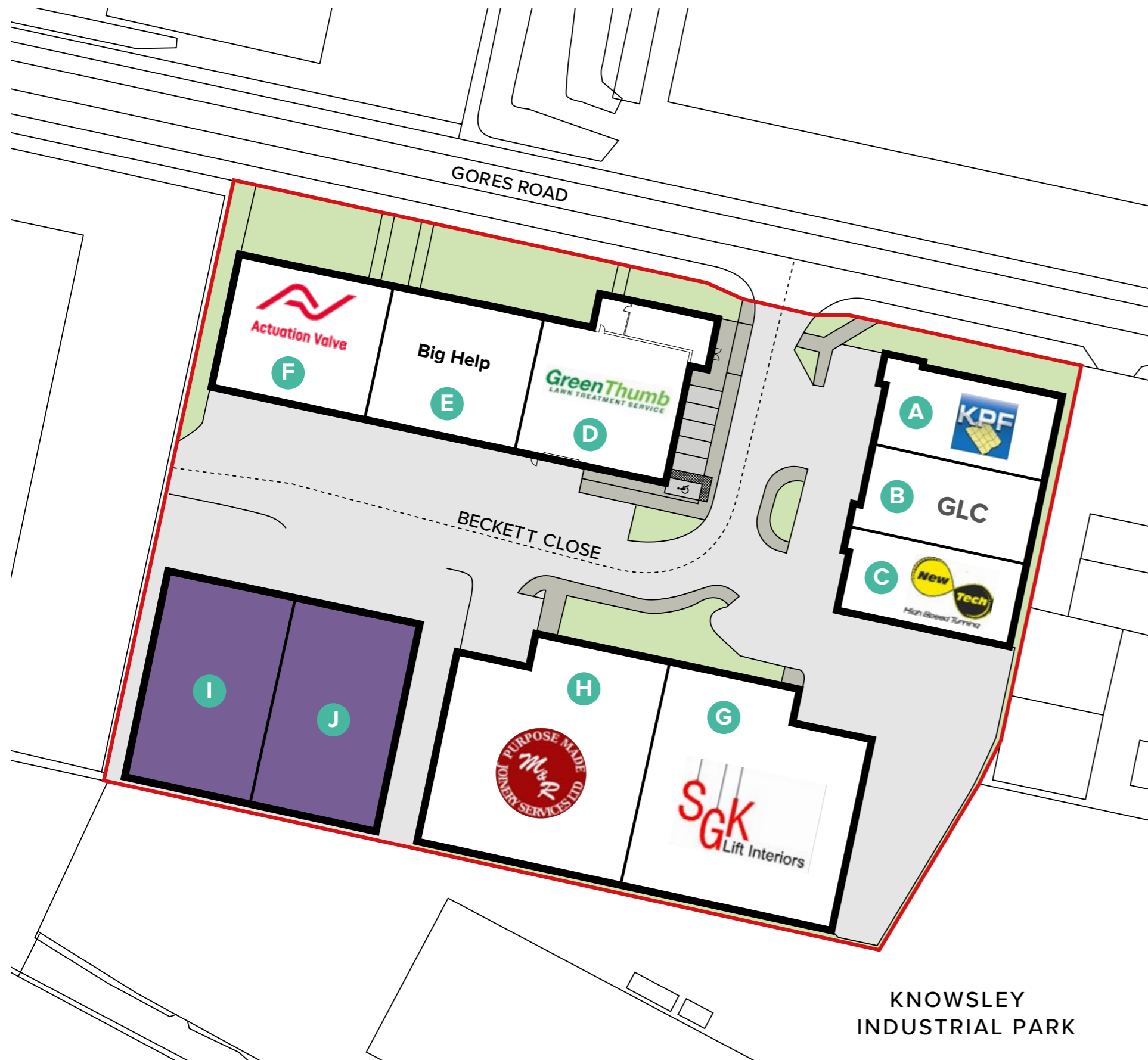
- Well located estate accessed from Gores Road, Knowsley Industrial Park, Merseyside.
- Excellent road communications via Junctions 4 & 5 M57 motorway and A580 East Lancashire Road.
- Two units available which can accommodate requirements from 4,900 to 9,800 sq ft (455.23 to 910.46 sq m).
- Secure storage yard.
- 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.
- 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.





## DESCRIPTION

Centro Park is a modern, self-contained industrial estate, comprising 10 units, located on Beckett Close directly off Gores Road.

Units I&J will be subject to an extensive refurbishment and benefit from the following specification;

- 5.2m (17ft) eaves to underside of haunch
- 30KN/sqm floor loading capacity
- Fully fitted reception/ offices
- Electric roller shutter doors
- Mains, water, electricity & drainage
- Disabled WC
- Kitchenette
- Secure service yard and car parking areas
- Quality landscaping
- Planning consent for use classes B8, B2 & E

	SQ FT	SQ M
Unit I Refurbished Available June 2023	4,900	455.23
Unit J Refurbished Available June 2023	4,900	455.23
<b>TOTAL</b>	<b>9,800</b>	<b>910.46</b>

- A** Knowsley Print Finishings Limited
- B** GLC
- D** Greenthumb Limited
- E** Big Help
- F** Actuation Valve & Control Limited
- G** SGK Lift Interiors Limited
- H** M&R Joinery
- I & J** **AVAILABLE**



## TERMS

The units are available on a new FRI leases.  
For full details please contact the agents.

## ENERGY PERFORMANCE CERTIFICATES

The units have the following EPC ratings:

Unit I - C53

Unit J - C53

A copy of the certificate will be available upon request.

## 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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