

PenrhynCourt
KNOWSLEY BUSINESS PARK

TO LET/
FOR SALE

5,715 SQ.FT. -
24,300 SQ.FT.

OF PRIME
INDUSTRIAL
SPACE





Location

Penrhyn Court is located on Penrhyn Road, Knowsley Business Park, to the south of the A580 (East Lancs Road).

The estate has excellent access to junctions 4 and 5 of the M57 motorway, linking through to the M62 and M58 motorways and the Liverpool conurbation.

Knowsley Business Park is an established quality environment, which has seen numerous new developments in the last 15 years.

Description

This high quality industrial / warehouse scheme has been developed by Caddick Developments who have built nearly 1 million sq ft of similar units at Knowsley Business Park in the last few years.

The development provides a range of units in various sizes set in a quality landscaped environment on a self contained secure site.

The units are of steel portal frame construction incorporating 10% office content.

The scheme offers a range of semi-detached /detached units, in the size range 5,715 sq ft to 24,300 sq ft.

Sustainability

The scheme has been designed to minimise environmental impact. All units have a "Very Good" BREEAM rating, the property industry benchmark for sustainability. Features include high insulation values, intelligent lighting and renewable energy provision.

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Specification

- 7 metre clear internal height in units A, B and C
- 6.5 metre clear internal height in units D and E
- 10% office content
- High quality offices including comfort cooling / heating, carpets, suspended ceiling incorporating light fittings, WC's and showers
- Unit B benefits from a ground source heat pump which contributes to office heating and reduces running costs
- Intruder alarm to offices
- 37.5 kn / m sq floor loading to warehouse / industrial areas
- Generous car parking and concrete yard areas
- Each unit provides a first floor area for light storage or office expansion, subject to the necessary consents

Planning

All the units have planning consent for B1c, B2 and B8 uses (light industrial, general industrial and distribution/warehousing uses)

Terms

The units are available to let by way of a full repairing and insuring lease, for a term of years to be agreed or alternatively for sale by way of a long leasehold interest in the property for a term of 250 years at a peppercorn rental subject to payment of a premium.

Legal Costs

Each party to be responsible for their own legal costs.

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Site Plan



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Unit	Ground Floor GIA	First Floor Mezzanine	Unit Total
Unit A1	9,000 sq ft	925 sq ft	9,925 sq ft (922 sq m)
Unit A2	9,000 sq ft	925 sq ft	9,925 sq ft (922 sq m)
Unit B	15,000 sq ft	1,420 sq ft	16,420 sq ft (1,525 sq m)
Unit C1	11,195 sq ft	960 sq ft	12,155 sq ft (1,129 sq m)
Unit C2	11,195 sq ft	960 sq ft	12,155 sq ft (1,129 sq m)
Unit D1	7,000 sq ft	720 sq ft	7,720 sq ft (717 sq m)
Unit D2	7,000 sq ft	720 sq ft	7,720 sq ft (717 sq m)
Unit E1	7,000 sq ft	720 sq ft	7,720 sq ft (717 sq m)
Unit E2	5,275 sq ft	440 sq ft	5,715 sq ft (531 sq m)
Unit E3	5,275 sq ft	440 sq ft	5,715 sq ft (531 sq m)

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