

# FOR SALE

# INDUSTRIAL



## INDUSTRIAL PREMISES WITH SECURE YARD

**SHIELD WORKS  
WEBBER ROAD / LEES ROAD  
KNOWSLEY INDUSTRIAL PARK  
KNOWSLEY  
L33 7SW**

2,305 SQ M (24,817 SQ FT)  
0.436 HECTARES (1.08 ACRES)

- Formerly used for production & distribution of chilled/ frozen foods
- Including 1,427 sq m (15,365 sq ft) chilled room / cold stores
- Two separate power supplied of 153 kVA and 225 kVA
- Enclosed yard to front and rear

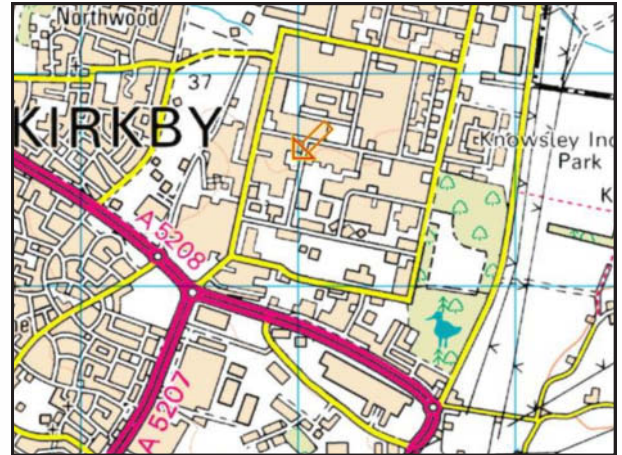
**Edward  
Symmons**

**0151 236 8454**

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JULY 2010



**LOCATION**

The property is located with frontages to Webber Road and Lees Road within Knowsley Industrial Park and is approached from Junction 5 of the M57 via the A5207 Moorgate Road and Lees Road.

The location benefits from excellent road communications being in close proximity to the A580 East Lancashire Road together with the M57, M58 and M62 motorways.

**DESCRIPTION**

The property comprises a single storey warehouse of steel portal frame construction with concrete floors under a corrugated asbestos roof. The building benefits from a food production area together with chilled rooms and cold stores. There are yard areas to the front and rear of the property.

**ACCOMMODATION**

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following Gross Internal Area (GIA):

Chilled / Cold stores	1,427.44 sq m	(15,365 sq ft)
Warehouse	236.25 sq m	(2,543 sq ft)
Offices	195.09 sq m	(2,100 sq ft)
Portacabin Offices & Canteen	88.72 sq m	(955 sq ft)
Open sided stores	358.05 sq m	(3,854 sq ft)
<b>TOTAL GIA</b>	<b>2,305.55 sq m</b>	<b>(24,817 sq ft)</b>

**PLANNING**

The property is located in an area allocated primarily for industrial use within the current UDP. All further enquiries should be made to Knowsley Council on 0151 443 2381.

**BUSINESS RATES**

The property is entered in the 2010 Rating List as:

Description: Warehouse and Premises  
Rateable Value: £43,500

The Uniform Business Rate for 2010/11 is £0.414.

**TENURE**

We understand the property is held freehold.

**PRICE**

Upon application.

**COSTS**

Each party will be responsible for their own legal and other professional costs incurred in the transaction.

**VAT**

All prices are quoted exclusive of but maybe liable to VAT.

**FURTHER INFORMATION**

For further information or to view please contact Robert Diggle or Paul Parker.

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Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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