



SPACE TO LET

2 acres open storage land

Selby

Plot 05

Potter Space Knowsley

Woodward Road, Liverpool, L33 7UZB



Home for business

To Let
Open storage land
0.81 hectares (2 acres)

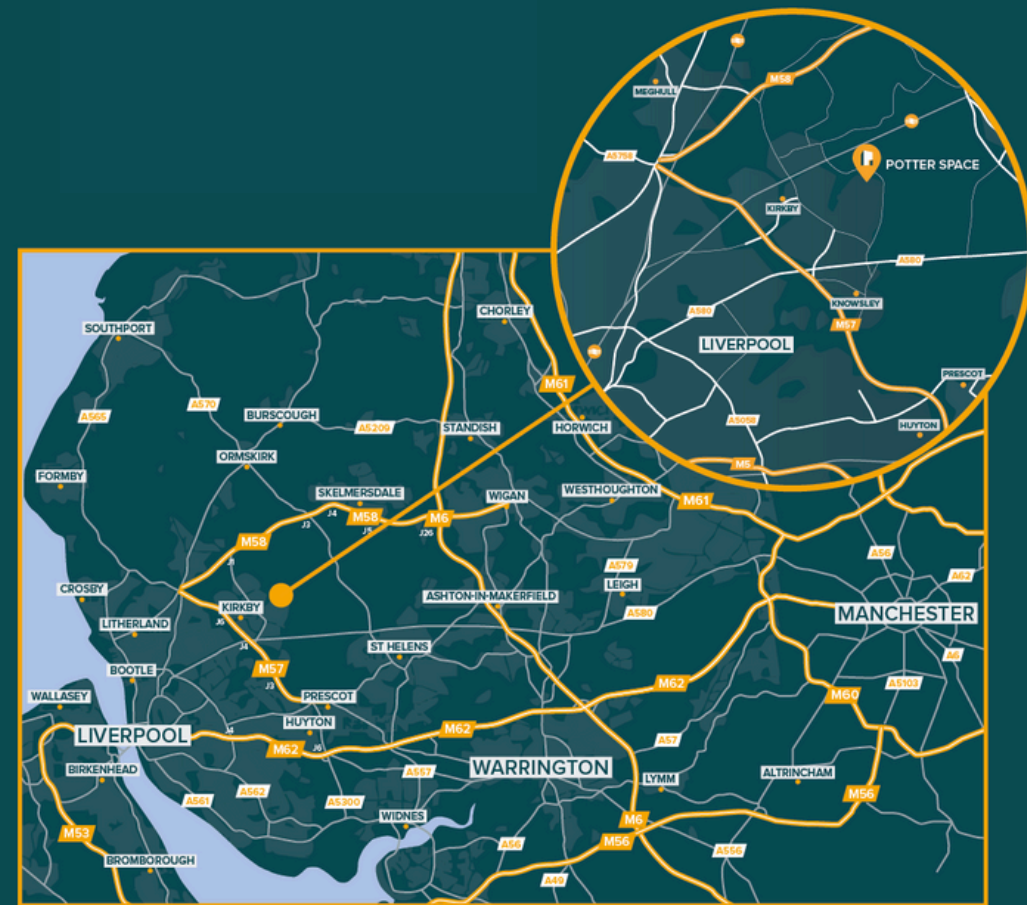
Location

Potter space Knowsley is a 21 acre rail connected business park situated in Knowsley industrial estate being one of the largest and most vibrant industrial locations in Europe. The business park is well located from all the major road links such as M62 and M57.

It also has its own state-of-the-art rail link at the northern end of the site and plenty of warehouse space to accommodate your business.

Drive times*	Miles	Time
Liverpool	9.5	30 mins
Warrington	18	30 mins
Manchester	29.3	49 mins
Leeds	72.9	1 hour 22 mins
Sheffield	77.2	1 hour 59 mins
Birmingham	99	1 hour 45 mins
Nottingham	103.7	2 hours 6 mins
Hull	128.8	2 hour 21 mins

- AA Route Finder



Map not to scale.

Description

Potter Space Knowsley comprises of a mixture of warehouse buildings and open storage land and is served by an operational rail-head. The facility is fully managed to ensure the business park and commercial property is well-maintained.

The plot can be levelled to be provided a permeable compacted hardcore or a non-permeable surface. The plots will be fenced and capable of being connected to single phase electricity on request.

Key Features

- Situated on the established Knowsley Industrial Park
- Superb access to M62 and M57
- Located on a secure site with out of hours monitored CCTV security.
- Fenced compound with gated access
- Management team onsite
- Potential to be rail connected
- Mains electric can be available subject to viability
- Hard surface can be applied subject to viability

Planning

The property is allocated for use within classes B1c, B2 and B8 (light and general industrial & storage and distribution). Interested parties are advised to make their own enquiries with Knowsley District Council Planning Department.



Find your home for business

We can adapt and build space to meet the needs of your business, whatever the size.

The team at Potter Space will work with you every step of the way, to ensure a quick and smooth process, from start to finish. This means that your chosen building requirements will be delivered in a timeframe, based around the needs of your new or expanding business. Please call us to find out more.

Development by



Esme Briggs

call: 0113 4650 555

email: info@potterspace.co.uk

All enquiries



Thomas Marriott

call: 01925 320 520

email: thomas@b8re.com



THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES RECOMMENDS YOU SEEK PROFESSIONAL ADVICE BEFORE AGREEING A BUSINESS TENANCY. THE CODE IS AVAILABLE THROUGH PROFESSIONAL INSTITUTIONS AND TRADE ASSOCIATIONS OR THROUGH THE WEBSITE WWW.LEASINGBUSINESSPREMISES.CO.UK. THESE PARTICULARS ARE INTENDED TO GIVE A FAIR DESCRIPTION OF THE PROPERTY BUT THEIR STRICT ACCURACY IS NOT GUARANTEED NEITHER DO THEY CONSTITUTE PART OR AN OFFER/CONTRACT. APPLICANTS MUST SATISFY THEMSELVES AS TO THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN BEFORE ENTERING INTO A BINDING CONTRACT. ALL PRICES AND RENTALS QUOTED ARE EXCLUSIVE OF VAT (IF CHARGEABLE). THE SERVICES, FIXTURES, FITTINGS, APPLIANCES AND OTHER ITEMS OF EQUIPMENT REFERRED TO HEREIN HAVE NOT BEEN TESTED BY THIS FIRM. THEREFORE NO WARRANTY CAN BE GIVEN AS TO THEIR CONDITION AND APPLICANTS MUST SATISFY THEMSELVES IN THIS RESPECT.