

FOR SALE/ TO LET FULLY FITTED CHILLED/FREEZER/AMBIENT WAREHOUSE FACILITY

 **CHILL 70**

CADDICK RD, KNOWSLEY L34 9HP

**70,750 SQ FT (6,572 SQ M)
ON A SITE OF 3.1 ACRES**

(1.9 ACRES FREEHOLD, 1.2 ACRES LONG LEASEHOLD)



THE SITE

The 3.1 acre site contains a modern facility, completed in 2020, that comprises a mix of chilled and freezer space, with a separate staff welfare block.



LOCATION

Knowsley Business Park is based either side of the A580 East Lancashire Road which provides direct access to junction 4 of M57 and Junction 23 of the M6 and connects Liverpool Centre to the west with Manchester City Centre to the east. The M57 also connects to the M58 to the north and M62 to the south.

The property is located on the southern side of the East Lancashire Road (A580) and is accessed off School Lane, which has direct access from junction 4 of the M57.

Knowsley Business Park is one of the largest industrial parks in Europe at almost 1,200 acres (485 ha) the park is home to almost 600 companies. Major occupiers include B&M, QVC, Howdens, Amazon, Makro, DHL, Home Bargains, Ocado, Virgin Media, Kammac, Smith Bateson, Chums, Newsprinters and Dairy Crest.





LIVERPOOL



M57

J4 M57

KNOWSLEY

M57



CHILL70

TO M62

A580



TO MANCHESTER



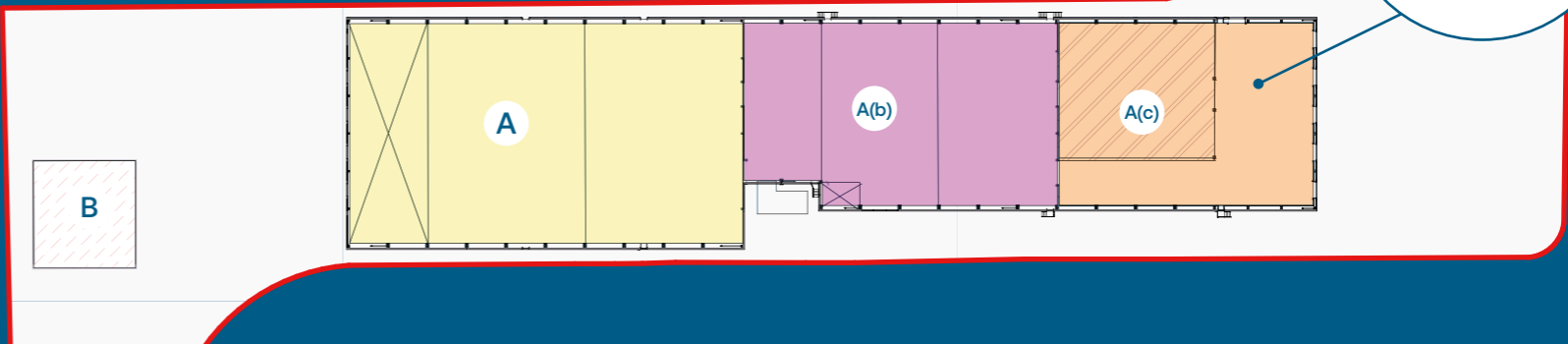
ACCOMMODATION

Partial long leasehold

BLOCK	SPACE	SQ FT	SQ M
A	Ground Floor (chill)	26,945	2,503
A(b)	Ground Floor (chill)	18,571	1,725
A(c)	Ground Floor (chill)	8,333	774
A(c) (freezer)	Ground Floor (chill/freezer) (shaded)	7,224	671
A(c) Potential	Potential 1st floor office	6,190	575
Toilet Block		97	9
Block A total		67,360	6,257
B	Ground Floor welfare	3,390	315
TOTAL		70,750	6,572

Block A has an EPC rating of B(39), Block B has an EPC rating of E(114)

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|---|--|
| <p>A</p> <ul style="list-style-type: none"> • Eaves height 5.3 to 7.8m • 11 (inc 9 dock level) loading bays • 44 Parking spaces • Lorry parking for 15 vehicles • Power supply 275/250 KVA • Solar system 50 Kwp 3 phase • Lighting predominatly LED • Shower facilities • Current occupier holds BRC Storage & Distribution Grade AA+ • Building completed 2020 | <p>B</p> <ul style="list-style-type: none"> • Oil Central Heating • 1 loading bay • 32 parking spaces • Power supply 275KVA • Lighting Predominantly LED • Kitchen facilities |
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FURTHER INFORMATION

For further information please contact the agents CBRE.

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RATEABLE VALUE

Interested parties should make their own enquiries of the relevant local authority.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

Figures where quoted are exclusive of but may be liable to VAT at the prevailing rate.

TERMS

The facility is available To Let on terms to be agreed. Alternatively, consideration may be given to a sale.

EPC

Energy Performance certificates for the various units are available upon request from the agents.

