



KNOWSLEY

# COMMERCIAL LETTINGS

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## Canrow Offices

### Location:

The property is situated on Canrow Lane within the Knowsley Estate, being accessed via Ormskirk Road which leads on to the East Lancashire Road within approximately half a mile of the property. The unit benefits from excellent road connections via the A580 which leads to the M57 (Junction 4) approximately 1 mile from the property and the M6 (Junction 23) 16 miles.



Originally constructed as a bungalow, the property could reasonably be utilised for a variety of commercial uses subject to planning consent. Previous uses have included offices and a commercial laundry.

- Character Business Premises
- Rural Settings
- Suitable for a Variety of Uses
- Close to A580/M57 (Junction 4) Intersection
- 800 Sq ft + Car Parking



**Services:**

All main services connected with the exception of gas. The property is heated via an oil-fired central heating system.

**Terms:**

The accommodation is offered by way of a new full repairing and insuring lease at a commencing annual rental of £10,000 per annum exclusive.

**Accommodation:**

From measurements taken on site, we calculate the property has the following gross internal area: 800 Sq ft (74.3 Sq m).

**Legal Costs:**

Each party is to be responsible for their own legal costs incurred in the progression of legal documentation.

**Energy Performance Certificate:**

Rating D90

**VAT**

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

**Viewings:**

Please contact Knowsley Estate Office to arrange a viewing: 0151 481 3323



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