

Office Unit To Let

Sephton House, Earl of Derby Complex

Knowsley Industrial Park

2464sq ft approx



Sephton House was constructed in 2003 and is situated within the Earl of Derby Complex at the North Mersey Business Centre, Knowsley Industrial Park.

This two-storey office building set within the award winning North Mersey Business centre benefits from ample free parking, 24-hour manned security with 24-hour access seven days a week.

The site is within minutes of the M57, M58 and A580, as well as good links to the M6 and M62 on routes with no major traffic congestion.

The industrial estate is served by a regular bus service which links up with main transport hubs, including Kirkby railway station which is approx. 2 miles away. Liverpool City centre is just 10 miles away.



Highly Competitive Rent

Flexible Lease Period

No Service Charges

Incentives Available **Contact Steve Dumbell FRSA QAEP: admin@knowsleytrust.org**

Tel:0151 5491388

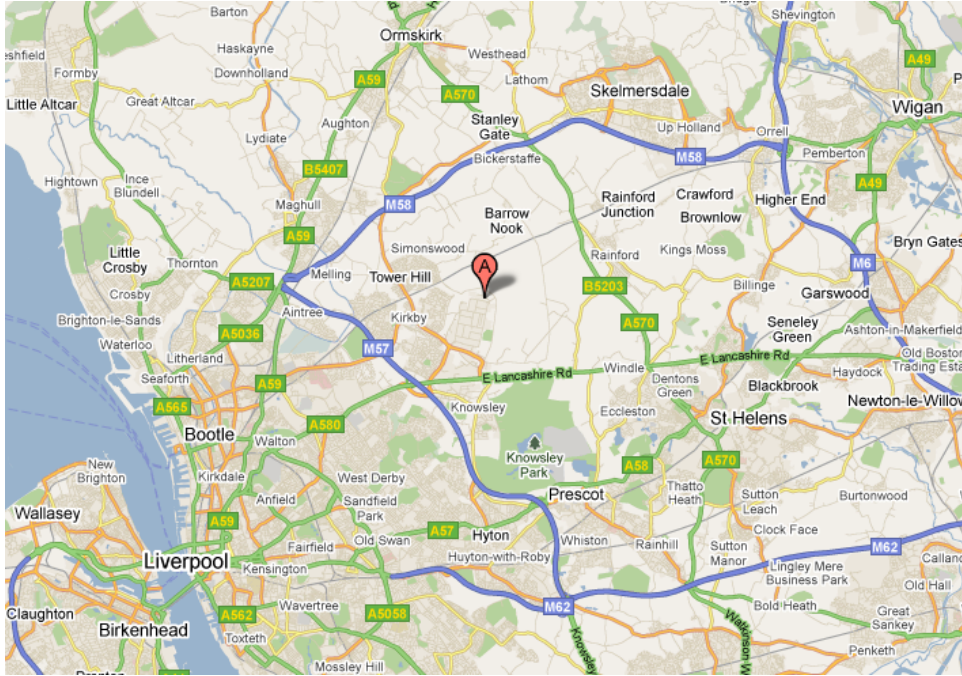
Fax:0151 5492600

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Located within close proximity to major motorways, as well as all main routes to Liverpool and the North West



Ground Floor office Space leading on from main entrance/reception



First Floor adjoining break-out offices/meeting rooms

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Accommodation

Sephton House comprises approximately 2464 sq ft split across two floors complete with dual front access.

The main double-fronted entrance leads onto an approx. 295 sq ft main reception area which could equally be used as a showroom or display area. Alternative access is gained via a single door leading directly onto the staircase to the first floor office accommodation.

The staircase to the second floor accommodation has a mezzanine storage area, as well as a lockable under-stair cupboard for storage.

The ground floor office accommodation is made up of a large open-plan office space with a separate glass-partitioned board room approx. 150 sq ft in size, as well as a fitted kitchen and fully accessible toilet.

The first floor office accommodation comprises an additional open-plan office area with two adjoining executive offices with glass partitioning from the main office space. The first is approx. 116 sq ft in size, with the second slightly larger at approx. 129 sq ft. There is also a third break-out room, sizing approx. 89 sq ft which could act as a private office or meeting room. The first floor also has its own fitted kitchen and fully accessible toilet.

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Business Rates

The building has been assessed for rating purposes. Enquiries should be made with the Business Rates Section of Knowsley Metropolitan Borough Council.

Rateable Value: £14,000

Rates Payable: £5,698 Annually

Lease

The premises is available by way of a new lease on a full repairing and insuring basis with vacant possession with flexible lease periods available.

Rent

To be negotiated with the landlord on the basis that incentives are available, to be discussed.

Legal Costs

Each party to meet their own legal costs, however the landlord operates as a Trust and the terms of its lease are non-contentious.

VAT

The landlord has opted NOT to charge any VAT on the property.

Viewing and Further Information

For a no-obligation visit to view the property, please contact Steve Dumbell FRSA QAEP:

Tel No: 0151 5491388

Fax No: 0151 5492600

E-Mail: admin@knowsleytrust.org



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