/NDURENT



Office

# SUITE 6E | KNOWSLEY MOORGATE POINT

Moorgate Road, Moorgate Point, Liverpool, L33 7XW

## SUITE 6E | 276 SQ FT

### Office

Moorgate Point is a secure self-contained industrial and office complex. The site extends to almost 30 acres and provides over 450,000 sq ft of warehouse, industrial and workshop accommodation along with a variety of office suites to suit many occupiers.
Moorgate Point is located in a prominent position at the entrance to Knowsley Industrial Park, one of the region's largest business parks. It is home to well known names such as Amazon, Matalan, Dairy Crest, QVC, DHL, Home Bargains, News International, Potter Group, Burtons Foods, B&M Bargains, SIG, Ocado, Hermes Parcels, Toyota and Britannia Storage.

| Lease Type | New |
|---|---|




## Unit Summary

- Premier Industrial Location
- Kitchen Facilities
- Well Maintained Estate
- Secure Estate
- Car Parking
- WC Facilities

View Floor Plans

| | Per Annum | Per Sq Ft |
|---|---|---|
| Rent | £2,900.00 | £10.51 |
| Rates | £1,178.89 | £4.27 |
| Service Charge | £1,328.06 | £4.81 |
| Insurance | £55.20 | £0.20 |
| Total Cost | £5,238.09 | £18.98 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U1P0300251

+44(0) 808 169 7554

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## Location

Moorgate Point is strategically located on Moorgate Road just off the A580 (East Lancs Road) and quarter of a mile from Junctions 4 and 5 of the M57. Moorgate Point is ideally located to service the North West via the M62, M57 and M58. The Port of Liverpool and Liverpool John Lennon Airport are both within a 20 minutes drive of Moorgate Point.

**Road**
M57: < 1 mile

**Airport**
Liverpool John Lennon: 13 miles

**Rail**
Liverpool Lime Street: 7 miles

## Additional Information

| | |
|---|---|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Contact us now to arrange a viewing. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | C (59) |

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## Key Contact

Becca Griffiths
Customer Engagement Manager

"Please drop Becca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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