



Coopers Lane
Knowsley Industrial Park
Liverpool L33 7TU

www.cooperspoint.net



NEW INDUSTRIAL / BUSINESS UNITS FOR SALE OR LET



3,500 – 28,400 SQ FT
(325 – 2,638 SQ M)

- Excellent business location
- Close to J4 / 5 of M57
- Adjacent to A580

PROMINENT ROADSIDE FRONTAGE

IMMEDIATELY AVAILABLE



Combined units
are available

WELCOME TO COOPERS POINT, WHERE HIGH QUALITY INDUSTRIAL UNITS ARE AVAILABLE IN ONE OF THE UK'S PRIME BUSINESS LOCATIONS

Situated at the heart of Knowsley Industrial Park on the edge of Liverpool, Coopers Point offers flexible facilities with excellent transport connections and communication links. Located close to major road, rail, air and sea hubs, Coopers Point is the ideal location for successful business.

- Excellent business location
- Close to J4/5 of M57
- Adjacent to A580



The development promotes excellent environmental standards.

Coopers Point was designed to achieve the 'Very Good' BREEAM rating.



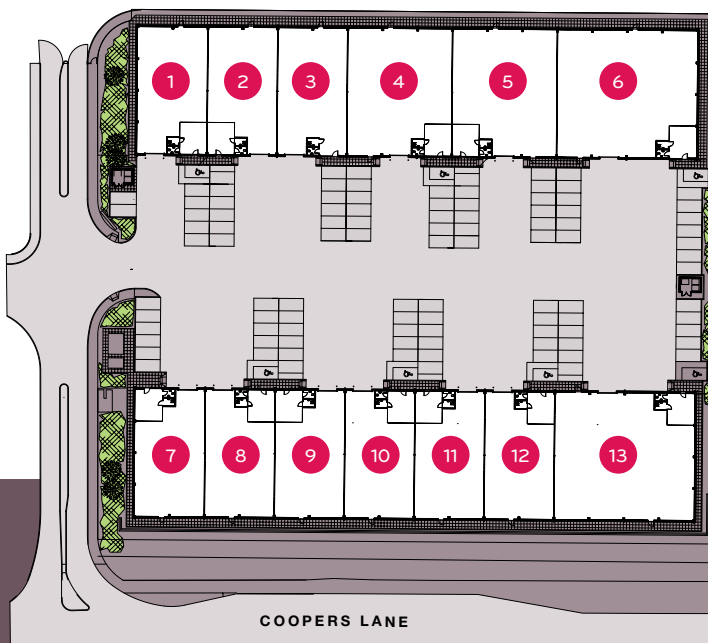
Whatever your business, Coopers Point offers flexible, high quality business space. In addition to their outstanding location, they are also well appointed and benefit from the following features.

- Electrically operated sectional up and over doors 4m x 5m
- Clear eaves height of 6m
- 3 phase 60 amps per phase electricity supply
- Mains gas and water connected
- All units have mezzanine storage area above offices
- Plastisol coated insulated roof with 10% rooflights
- Good parking and circulation areas
- Warehouse areas heated by gas fired radiant air blower heaters
- Lit by metal halide lighting
- Gas central heating to offices
- Automatic vehicle gate to entrance and site boundary fully enclosed with 2m high security fence
- Neighbouring units have built-in structural lintel to allow for 4m x 4m knock-out panel to allow access
- Small kitchen area.



ACCOMMODATION

UNIT	SQ FT	UNIT	SQ FT
1	3,574	7	3,574
2	3,538	8	3,538
3	3,538	9	3,538
4	5,323	10	3,538
5	5,323	11	3,538
6	7,143	12	3,538
		13	7,143



TENURE / TERMS

Coopers Point is available for purchase or to let on terms to be agreed.

RENTAL / PRICE

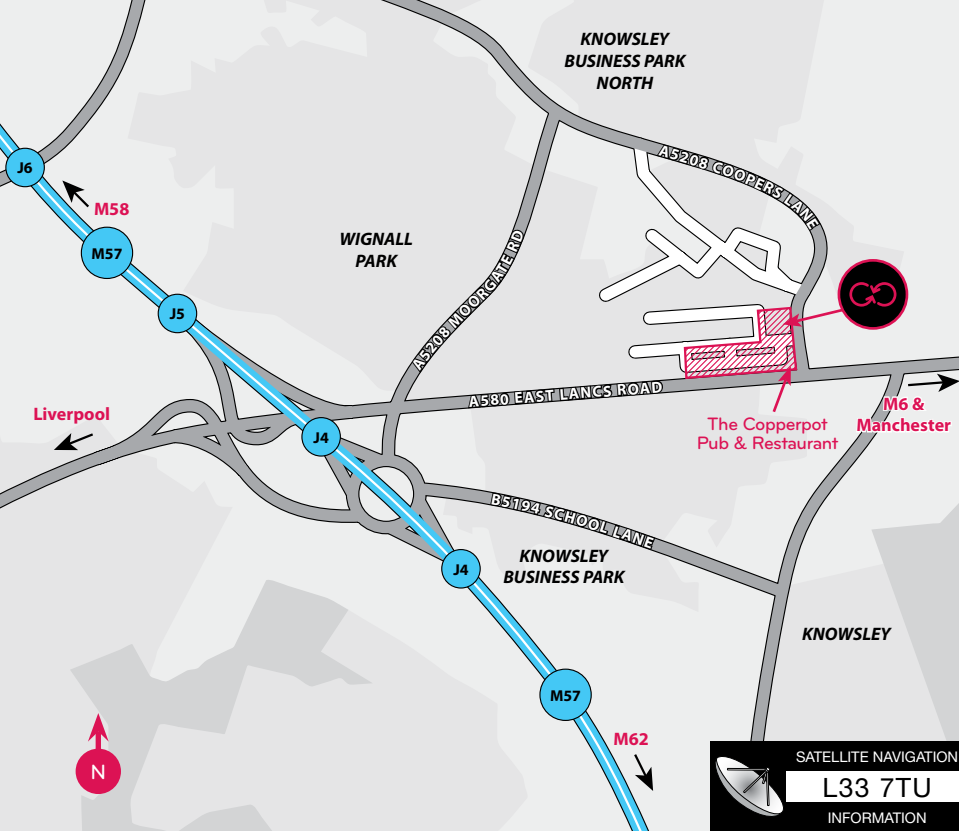
On application.

RATES

Any incoming occupier will be directly responsible for the payment of Uniform Business Rates.

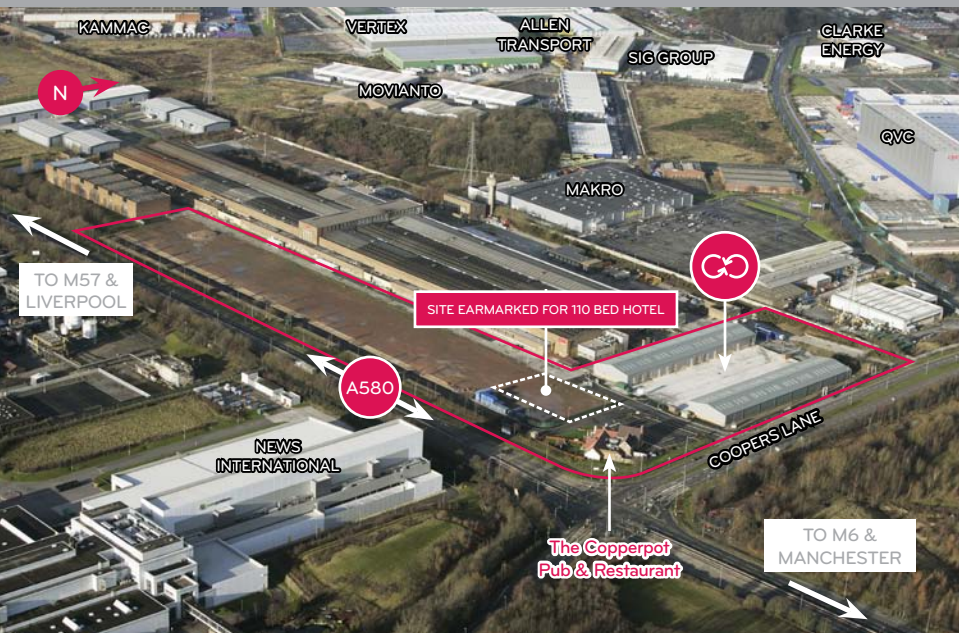
VAT

All prices, rents and other outgoings are quoted exclusive of, but may be liable for, VAT which will be charged at the prevailing rate.



LOCATION

Knowsley Industrial Park is one of the largest industrial parks in Europe. With all the advantages of road, rail, air and sea transport options on its doorstep, along with easy access to Liverpool, Manchester, the UK and beyond, it's easy to see why so many companies call Knowsley Industrial Park home.



TRAVEL TIMES

Liverpool City Centre...20 mins
 Liverpool Airport22 mins
 Port of Liverpool.....16 mins
 Manchester40 mins
 Manchester Airport.....43 mins

COOPERS POINT LIES ON THE EAST LANCASHIRE ROAD, THE DIRECT ROUTE BETWEEN LIVERPOOL AND MANCHESTER



www.cooperspoint.net

Supported by



VIEWING

For viewing and further information please contact the joint agents.

A development by

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This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or their agents, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication April 2011.