



TIGER COURT

Kings Business Park • Knowsley • Merseyside

FOR SALE/TO LET



**NEW HIGH SPECIFICATION OFFICE BUILDINGS
3,100 TO 5,100 SQ FT**



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Description

Tiger Court represents a unique opportunity to acquire self contained high quality office buildings, offering an excellent car parking ratio on one of Merseyside's Premier Business Parks.

Each building is arranged over ground and first floors in an open plan configuration, offering maximum flexibility.

Specification

- Mature landscaped environment.
- Superb motorway (M57/ M62) access and local communications.
- Generous on site car parking provision.
- Secure enclosed site.
- Two storey office buildings from 3,100 to 5,100 sq ft.
- Ability to retro-fit an air conditioning system.
- Full access raised floors.
- Toilets on each floor.
- Suspended ceilings with integral LG7 lighting.



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Siteplan

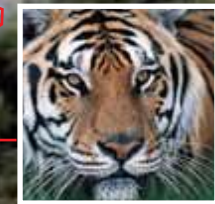
Accommodation

The units provide the following net internal floor areas:

UNIT	SQ FT	SQ M	CPS	UNIT	SQ FT	SQ M	CPS
8	4,138	384.4	20	13b	3,185	295.8	17
9	4,123	383.0	18	14a	800	74.3	8
10	4,182	388.5	20	14b	1,017	94.5	3
11	5,093	473.1	25	14c	1,533	142.5	3
12	5,166	479.9	24	15a	4,158	386.2	21
13A	3,103	288.2	16	15b	4,160	386.4	21

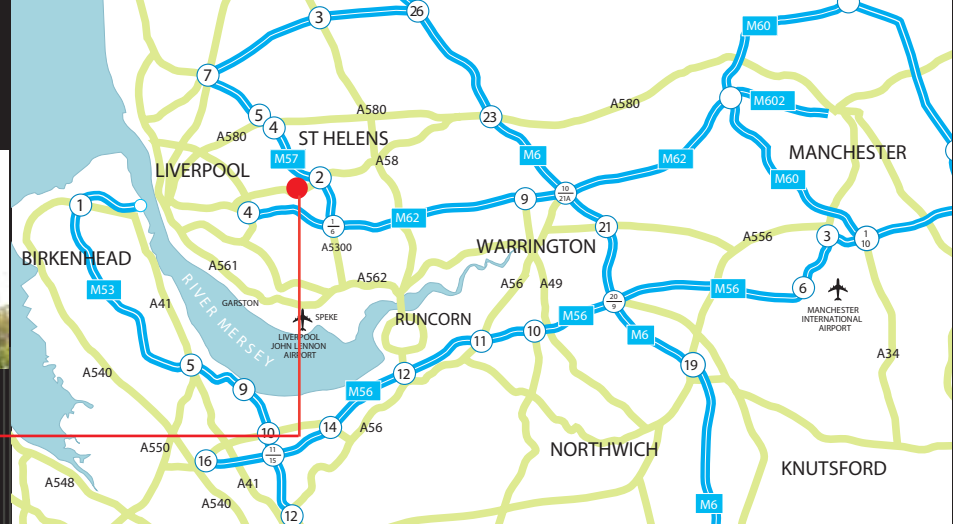
Design & Build

In addition to the above, design and build solutions of up to approximately 70,000 sq ft can be accommodated at Kings Business Park, including an exceptional parking provision of up to 320 spaces. Contact the agents for further information.



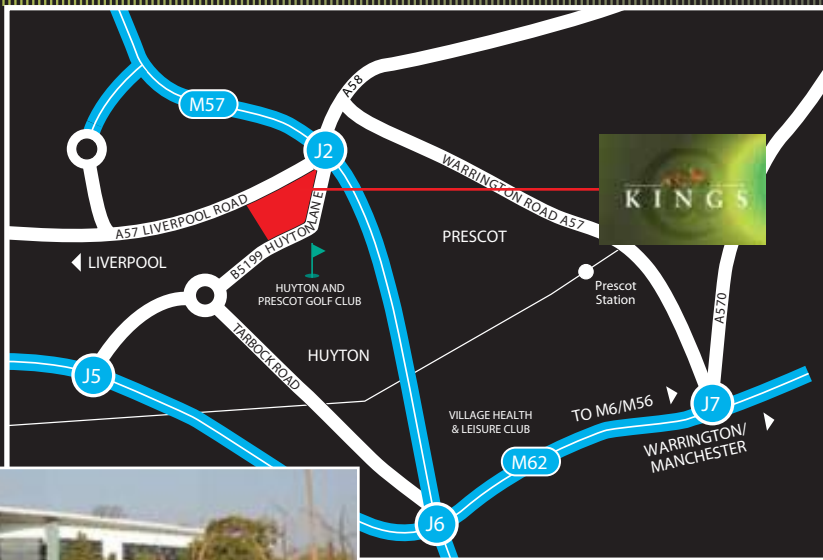
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Location

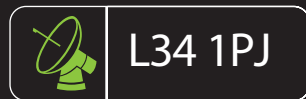
Kings Business Park enjoys an outstanding location, accessed directly from Junction 2 of the M57 motorway, and has a full half mile frontage to the A57 Liverpool Road, the principal Prescot to Liverpool arterial route.

Knowsley is strategically located at the centre of a comprehensive transport network with the M57, M62 and A580 intersecting close by. Both Huyton and Prescot town centres are within 2 miles, each offering a range of retail and other business facilities including an ASDA and Tesco Superstore.

The Park is well served by local bus routes, and The Mersey rail network offers a regular service from Prescot Station to Liverpool Lime Street every 15 minutes.



Sat Nav:



ANOTHER DEVELOPMENT BY:



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ALL ENQUIRIES

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