

## OFFICE UNIT OPPORTUNITIES

FROM 115 SQ FT ( 11 SQ M) TO 3,605 SQ FT ( 335 SQ M)

# Saturn Business Park

J4 M57, KNOWSLEY BUSINESS PARK, LIVERPOOL, L34 9GJ  
TO LET/IMMEDIATELY AVAILABLE



**Modern business development with potential expansion opportunity and excellent transport connections**

Modern Facilities

Extensive On-Site Parking

24-Hour Security

Direct links to Liverpool, Manchester & Preston

# Harworth

Transform Regenerate Revitalise  
[www.harworthgroup.com](http://www.harworthgroup.com)

# Description

The estate comprises a mix of industrial units together with a single and three-storey office building. There is also a small gate house which has been converted to office use. A large area of hard-standing is used for truck or bus storage and a further area of 2 acres provides open storage.

On-site parking for approximately 130 cars is adjacent to the offices. There is good vehicle access throughout the site for **Update copy** the point of entry provided with a security entry system.

There is a range of units to suit small businesses **Update copy** manufacturing operations. The larger units benefit from minimum 8.8m eaves heights and all units benefit from solid concrete floors, lighting, drive-in loading doors, three phase electricity and excellent external circulation space. WCs and offices are also available on site.

## SERVICE CHARGE

There will be a service charge levied in respect of common areas including roadways, landscaping and security.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.



# Availability

A range of office space is available in Saturn House ranging from 115 sq ft up to 3,106 sq ft.

Please see attached schedule of availability.



# Fantastic access to the North of England

J4/M57, KNOWSLEY

## Location

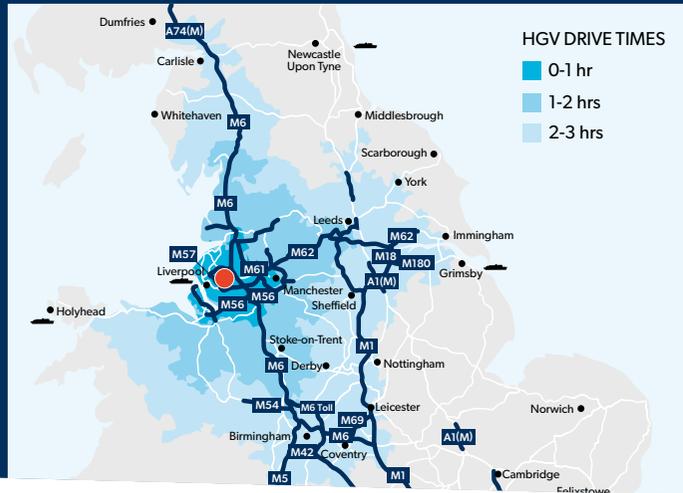
Chorley is situated at the heart of Lancashire in the North West of England, approximately twenty-eight miles from Manchester, twelve miles south of Preston and five miles north of Blackburn.

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The town benefits from excellent transport communications being strategically situated between two of the North West's main motorways, the M6 and M61. J8 of the M61 is located approximately one mile to the north east of the town centre and provides direct and quick access to Preston in the north, as well as Bolton and Manchester in the south where the motorway network links in with the M62.

Chorley railway station offers an indirect link to London via Manchester with a fastest journey time of approximately two hours and forty minutes.

Chorley has been one of the most successful industrial and distribution locations in recent years within the North West with major occupiers coming to the town, including Waitrose, Royal Mail, Kimberley Clark and Wolseley Group amongst others.



## Destinations

Drive times	Distance	Journey
M61/J8	2.5 miles	8 mins
M6/J28		18 mins
Preston		30 mins
Manchester		55 mins
Liverpool	29 miles	1 hr 5 mins

Update drive times

Source: ukhaulier.co.uk

## Contact & further information

Update agents

**ROBERT PINKUS & CO**  
 01772 769000  
 www.pinkus.co.uk

**Danny Pinkus**  
 danny@pinkus.co.uk

## TERMS

The premises are available by way of a new full repairing and insuring lease. Rent on application.

## VAT

VAT will be charged at the prevailing rate.

## EPC

Available on request.

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