

# NEXUS HOUSE

Knowsley, L34 9HX

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## HIGH QUALITY BUSINESS SPACE LOCATED OFF JUNCTION 4 M57

- Large open-plan business space
- Located next to J4 M57 and A580 East Lancs Rd
- Close to densely populated residential area
- 3.5m floor to suspended ceiling height
- Attractive incentives available
- Suitable for a variety of uses (STP)

### TO LET

Up to 27,000 SQ FT

( 2,508 SQ M)



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## INTRODUCTION

**NEXUS** House provides a unique opportunity to lease space in a highly prominent position next to Junction 4 of the M57 and at the junction of the A580 East Lancs Road.

The main photograph has been taken from the M57 and

highlights the potential for highly prominent tenant signage to target potential customers. The inset image highlights the proximity to main junction.



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## SPECIFICATION

**NEXUS** House benefits from the following specification:

- Full height glazing
- Full air conditioning
- LG7 Lighting
- Secure on-site car parking
- Generous floor to ceiling heights (3.5m)
- Open-plan space



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## LOCATION

**NEXUS** House is situated on junction 4 of the M57 at the intersection of the A580, East Lancashire Road, linking Liverpool and Manchester. The site is strategically located mid way between the M62 to the South and the M58 to the North.

The estate is equidistant from Liverpool City Centre and St Helens Town Centre, and is situated close to the densely populated areas of West Derby, Kirkby, Huyton, Prescot and Knowsley Village.

The nearby amenities include the Suites Hotel and Holiday Inn Express.



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## CONTACT

For further information and viewings please contact the sole agents:



**0151 255 0755**  
[www.keppiemassie.com](http://www.keppiemassie.com)

**Contact:**

**Tony Reed** [tonyreed@keppiemassie.com](mailto:tonyreed@keppiemassie.com)

**Andrew Byrne** [andrewbyrne@keppiemassie.com](mailto:andrewbyrne@keppiemassie.com)

### BUSINESS RATES

The tenant will be responsible for any business rates levied on the demise by the local authority.

### VAT

All rentals, prices and outgoings quoted are exclusive but may be subject to VAT.

### TENURE

The accommodation is available by way of a new lease on terms to be agreed.

### RENTAL

On application to the agents.

### LEGAL COSTS

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

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