



Unit 14a occupies a prominent position fronting the lake. The space is self-contained and is fully fitted as a café/ restaurant.

- Available now to view
- Fully fitted kitchen/ bar and Furniture
- Exclusive outdoor area
- Carpark to the rear



## Summary

<b>Available Size</b>	1,487 sq ft / 138.15 sq m
<b>Rent</b>	£15 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC</b>	Upon enquiry



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## Property Highlights

Kings Business Park is one of the most established and mature decentralised schemes in the Merseyside area. The park comprises several phases of self-contained modern office buildings ranging in size. Occupiers on the park include Alfred Knight, MerseyCare, Balfour Beatty, Compass Cost Solicitors, Camelot and Pure Legal.

## Location

Kings Business Park is located directly off Junction 2 of the M57 motorway which provides access to the Regional Motorway network via the M62 and M58 motorways. The Park is approximately 2.5 miles from the A5300 (Knowsley Express Way) which provides access to Liverpool John Lennon Airport.

Prescot Town Centre is located  $\frac{3}{4}$  mile to the East and Huyton Town Centre is approximately 1 mile to the SouthWest, each offering mainline rail connections as well as a range of retail facilities such as the Tesco and Asda Superstores.

## Terms

Available on a new lease for a term of 3-5 years. Landlord is flexible and will consider alternative uses.

## Viewings



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