

Unit 7 Puma Court

Long Leasehold
Office

Kings Business Park, Kings Drive, Prescot, Knowsley, L34 1BD

4,380 Sq Ft (203.4 Sq M)



For Sale | £525,000



Key information



Price
£525,000



EPC rating
B (47)



Rateable Value
£45,750



Estate Charge
£ TBC

Unit 7 Puma Court

The property comprises an attractive, detached two-storey office building set within a modern pavilion-style design. The building presents a smart, contemporary appearance and provides well-configured accommodation arranged over ground and first floors.

Access is via a main entrance on the front elevation leading to a central stair core. Internally, the layout offers a flexible combination of open-plan office space and private offices or meeting rooms. The ground floor includes open-plan accommodation, two private offices/meeting

rooms, WC facilities including an accessible WC, and a staff canteen. The first floor provides further open-plan office accommodation, additional private offices/meeting rooms, WC facilities and a staff canteen. The property can be split into a ground and first floor to allow for two different occupiers.

There are 14 car parking spaces, one of which is an accessible space.

Amenities



24/7 Access



Kitchen



Car Parking



Transport
Links



Meeting
Rooms



Balcony

Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate areas comprise:

Floor	Sq Ft	Sq M
Ground	2,190	203.4
First	2,190	203.4
Total	4,380	4,380



Location

Unit 7, Puma Court is prominently located on Kings Business Park, a modern out-of-town office park hosting a number of occupiers including Raise the Bar Ltd, NHS Mersey Care, Livv Housing Group, SAL Construction and Jennor. Kings Business Park is approximately one mile west of Prescott town centre. The town centre offers a mix of national and independent retailers, cafés, bars and restaurants, anchored by Prescott Shopping Centre, with Cables Retail Park nearby providing further retail amenities including Tesco, Next, M&S and The Range.

The property benefits from excellent connectivity, being close to the M57, M62 and A580, with regular bus services along Liverpool Road linking to Prescott, Huyton and Liverpool City Centre.

Address: Unit 7 Puma Court, Kings Business Park, Kings Drive, Knowsley, L34 1BD

What3words: [///actor.bunks.gently](https://www.what3words.com/actor.bunks.gently)

Locations

Prescot: 1 mile

Liverpool City Centre: 7.5 miles

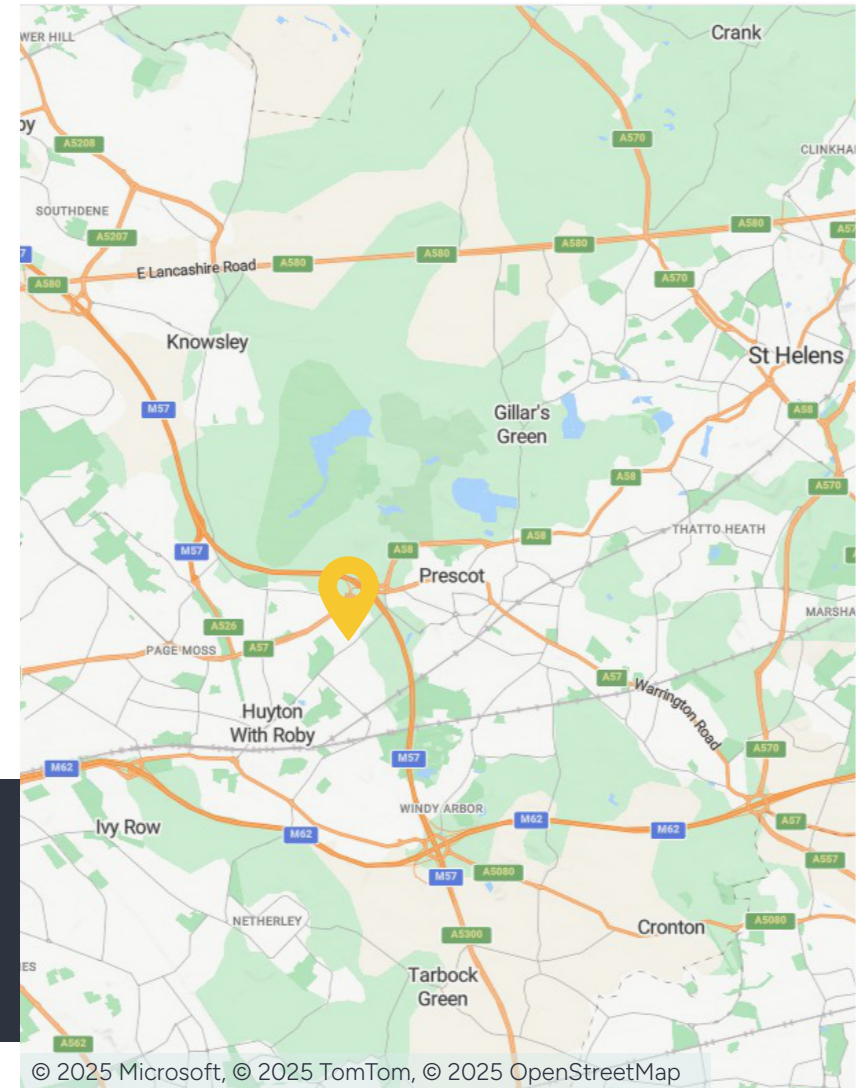
Manchester City Centre: 28 miles

Nearest station

Huyton Railway Station: 2 miles

Nearest airport

Liverpool John Lennon: 8 miles



Further information

Asking Price

£525,000.

Tenure

Long Leasehold (on the residue of a 999-year lease from 30 July 2008 at a peppercorn ground rent).

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority. The current Rateable Value of the property is £45,750.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.



Further information

EPC

The EPC rating is B (47).

Estate Charge

A estate charge is payable in respect of the upkeep of the common parts of the wider estate at a cost which is to be confirmed.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

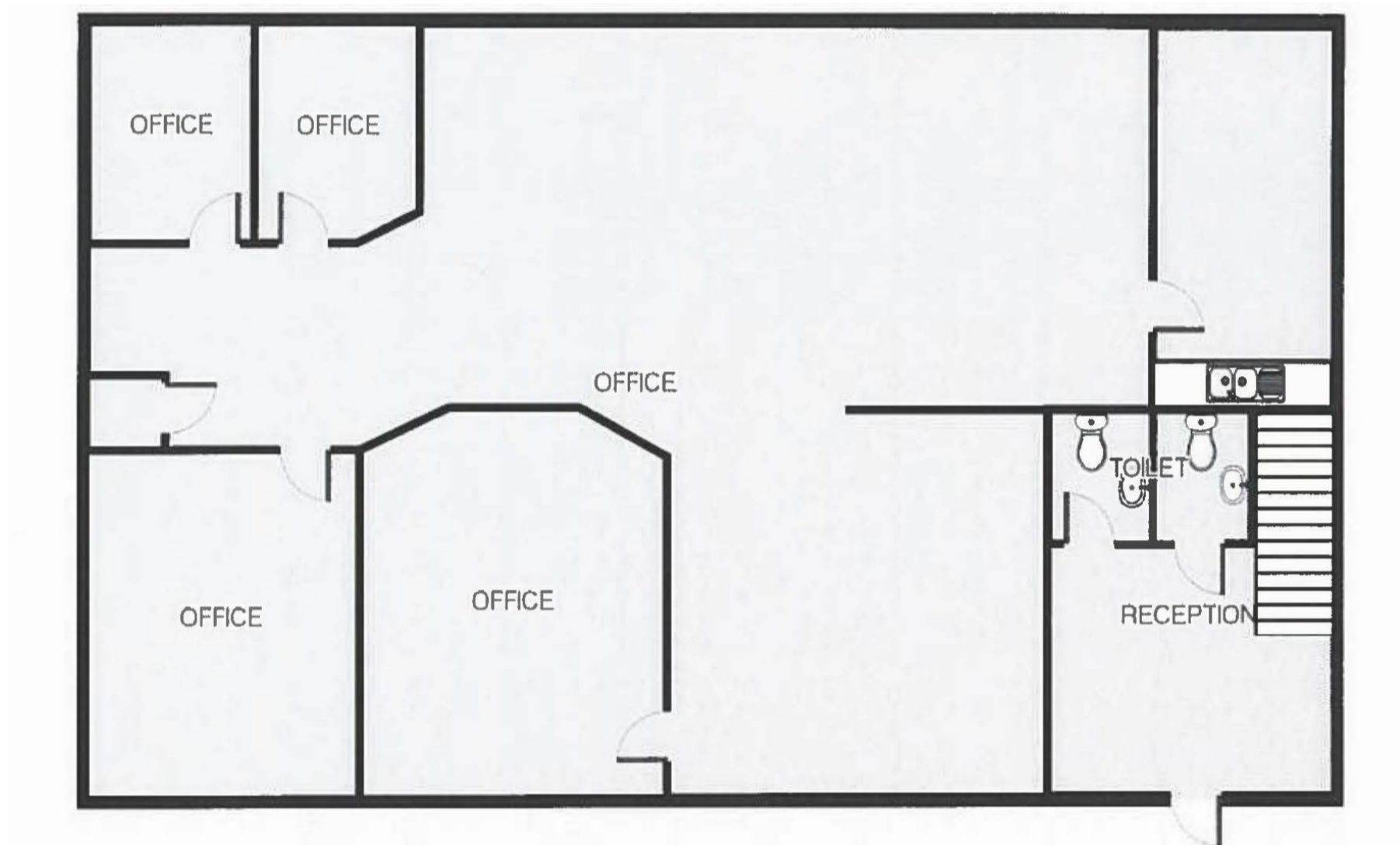
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

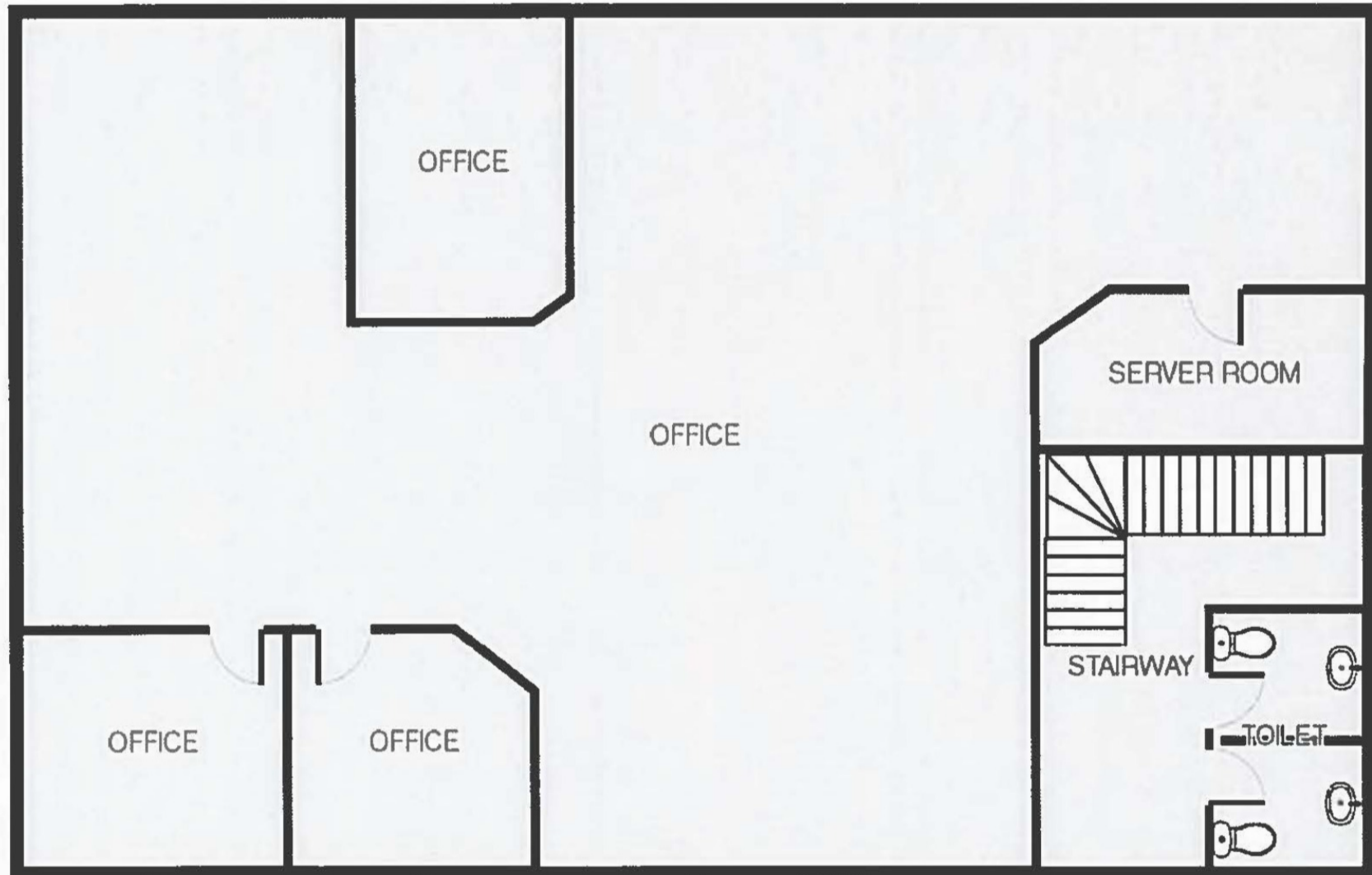
Strictly by prior arrangement with the sole agents.



Floor Plan: Ground Floor



Floor Plan: First Floor



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated January 2026. Photographs dated September 2025.



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