

SOUTH BOUNDARY ROAD  
KNOWSLEY BUSINESS PARK  
LIVERPOOL L33 7TX

KNOWSLEY  
HUB50

FOR SALE / TO LET - NEW INDUSTRIAL/ WAREHOUSE UNIT 50,000 SQ FT



# KNOWSLEY HUB50



TITAN

makro

RIVER MERSEY



KAMMAC

Saputo



home bargains

TO THE MERSEY GATEWAY & LIVERPOOL JOHN LENNON AIRPORT

LIVERPOOL CITY CENTRE

M57

A580

LIVERPOOL 2

TO MANCHESTER

A580

M57

SOUTH BOUNDARY RD



MATALAN

QVC



Eurovast



amazon

CAPITA

SCREWFIX

David Lloyd CLUBS

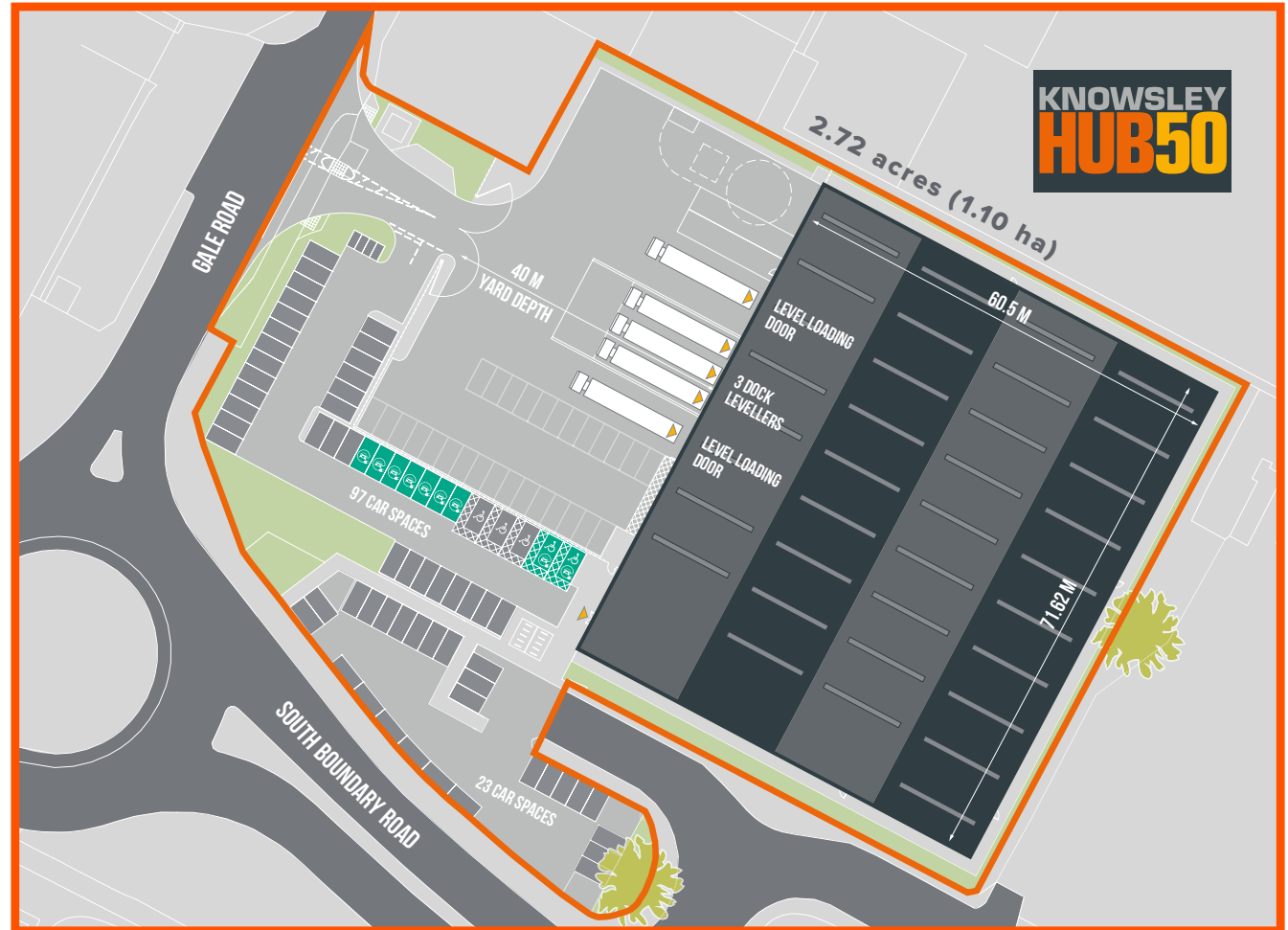


# KNOWSLEY HUB50

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	SQ M	SQ FT
GROUND FLOOR	4,283	46,100
FIRST FLOOR OFFICES	362	3,900
<b>TOTAL</b>	<b>4,645</b>	<b>50,000</b>

FLOOR AREAS ARE BASED ON THE GROSS INTERNAL AREA  
PLOT EXTENDS TO 2.72 ACRES (1.10 HECTARES)



50 kN FLOOR  
LOADING



FIRST FLOOR OFFICES  
EXTENDING TO  
3,900 SQ FT (8%)



PASSENGER  
LIFT



9 EV SPACES  
INC 2 ACCESSIBLE



4 MOTORCYCLE  
PARKING SPACES

BREEAM®  
VERY GOOD



STEEL PORTAL FRAME



10% ROOF LIGHTS



12.5 M EAVES



POWER SUPPLY



97 CAR PARKING  
SPACES INCLUDING  
5 ACCESSIBLE



SECURE  
SELF-CONTAINED  
YARD 40M DEPTH



3 DOCK LOADING DOOR  
2 LEVEL ACCESS LOADING  
DOORS

# KNOWSLEY HUB50



## ROAD

Knowsley Business Park benefits from immediate access to the A580 East Lancashire Road, a main arterial route providing connections between Liverpool (10 miles South West) and Manchester (30 miles East).

Junction 4 of the M57 is within 2 miles, Junction 6 M62 within 8 miles, and Junction 23 of the M6 within 10 miles making it an excellent strategic distribution location in which to serve the North West of England and wider UK area. The M62 motorway connects Liverpool to Leeds via the M60 orbital motorway.

## RAIL

The nearest station is Kirkby (3 miles) and provides connections to Liverpool Lime Street in 20 minutes. Liverpool Lime Street is the principal station, serving Liverpool City Centre - services for the Avanti West Coast Mainline provide connections to London in 2 hours.

There are also a number of local and regional train services operating in the region with Mersey Rail an urban rail network serving the Liverpool City Region and further afield Cheshire and Lancashire.

## AIR

Liverpool John Lennon Airport is within 12 miles of Knowsley, it is a hub for Europe's two largest low-cost airlines, EasyJet and Ryanair.

Prior to the Covid-19 pandemic, Liverpool John Lennon Airport handled over 5 million passengers per year with flights to over 70 destinations in the UK and across Europe.

# KNOWSLEY HUB50

## SEA

Port of Liverpool, is the country's leading transatlantic port. It is a major gateway for commerce serving more than 100 global destinations with 45% of trade comes from the US and is the UK's biggest western facing port. The Seaforth Container Terminal, at Liverpool 2, handles circa 700,000 TEUs (20ft container equivalent units) a year.

Following a £400 million investment to create a new deep-sea container terminal known as Liverpool2 in 2016 the Port has just invested a further £140 million in new cranes to increase capacity even further.

## FREEPORT

Liverpool City Region now benefits from Freeport status and is one of eight locations across the UK which will benefit from beneficial tax rules / breaks.

It is estimated that the creation of a multi-gateway, multi-modal Freeport will contribute around £850m GVA, creating 14,000 jobs. It will enable key sites across the Liverpool City Region to attract new investment giving the region a massive boost and encouraging further investment.

### POSSIBLE BENEFITS OF FREEPORT STATUS



Enhanced Capital Allowance



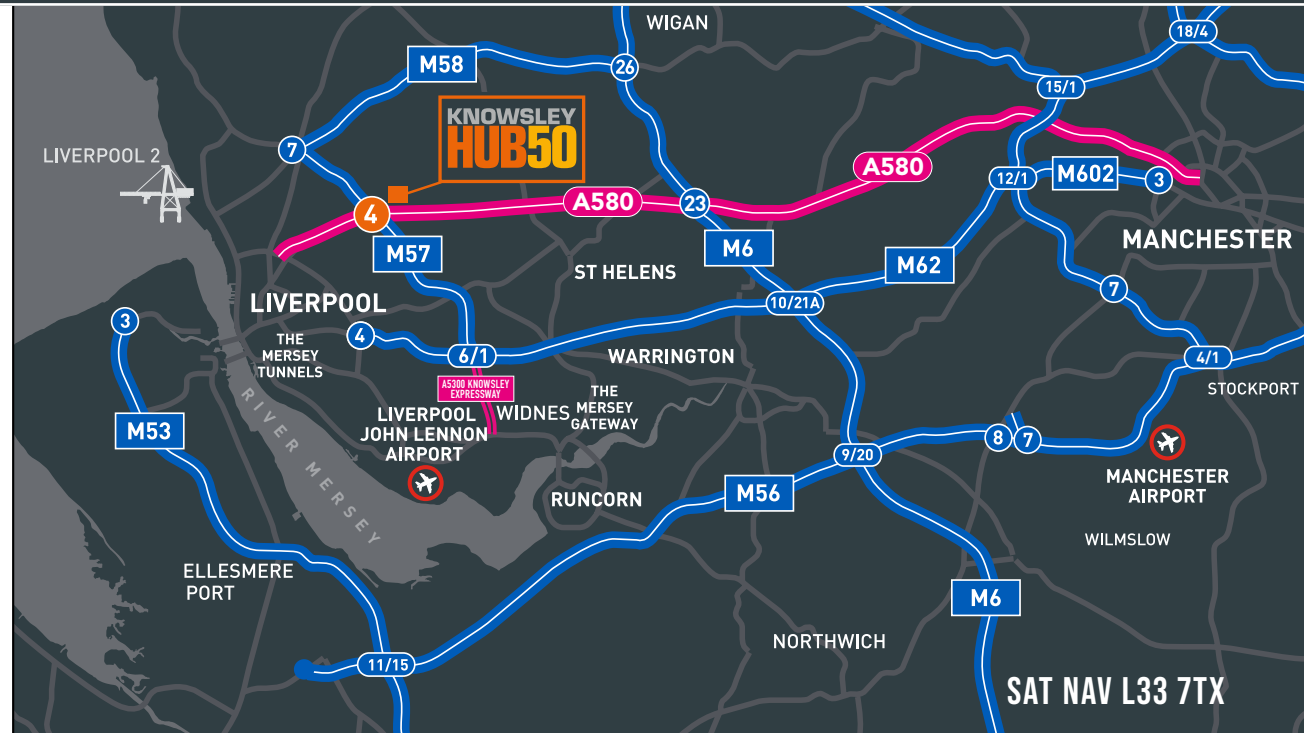
Business Rates Relief



NIC Rate Relief



Stamp Duty Relief



## HGV ACCESS TIME (AVERAGE)

Liverpool Docks	20 minutes
Liverpool John Lennon Airport	25 minutes
Manchester Airport	45 minutes
East Midlands Airport	1 hr 35 minutes
Humber Ports (Immingham)	2 hrs 45 minutes
M4 Corridor (Slough)	4 hrs 10 minutes
Heathrow Airport	4 hrs 15 minutes
London Central	4 hrs 40 minutes



## TERMS

Freehold – POA

Leasehold – By way of a new FRI lease on terms to be agreed.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.

## CONTACT

For viewings and further information, please contact the joint agents:



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exotic.obtain.dazzling  
what3words