



# **ACADEMY** *BUSINESS PARK*

LEES ROAD KNOWSLEY LIVERPOOL L33 7XB

[WWW.ACADEMYBUSINESSPARK.CO.UK](http://WWW.ACADEMYBUSINESSPARK.CO.UK)

**PRE LET OPPORTUNITY  
PROPOSED 110,000 SQFT -  
WAREHOUSE/INDUSTRIAL UNIT**



**WAREHOUSE  
PLANNING APPROVED**



LEES ROAD KNOWSLEY  
LIVERPOOL L33 7XB

STRATEGICALLY  
POSITIONED TO  
ACCESS THE M57  
M62 M6, THE NORTH  
WEST & BEYOND.

PRE LET OPPORTUNITY  
PROPOSED 110,000 SQFT -  
WAREHOUSE/INDUSTRIAL UNIT



All warehouse images shown are of Academy one building



**Phase two of Academy Business Park will provide a brand new warehouse/ industrial unit of 110,000 sq ft.**

This strategically placed pre-let opportunity is in the heart of Knowsley Industrial Park, the principal logistics & industrial area within the Borough and the largest industrial area in the Liverpool City Region, home to over 600 businesses.

Academy is located on one of the main arterial routes which connects Liverpool to Manchester. Junction 4 of the M57 is a three minute drive from the park allowing quick and easy access to the M62 and M6.



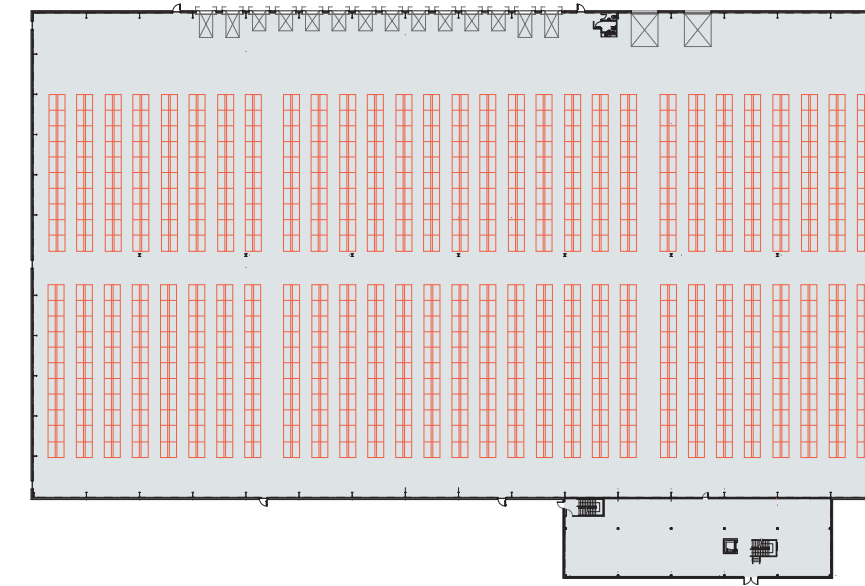
Warehouse area	100,000 sq ft (9,290 sq m)
Ground floor offices/amenities	5,000 sq ft (464.5 sq m)
First floor offices	5,000 sq ft (464.5 sq m)
<b>Total</b>	<b>110,000 sq ft (10,219 sq m)</b>

SUB-DIVISION OPTIONS MAY BE CONSIDERED



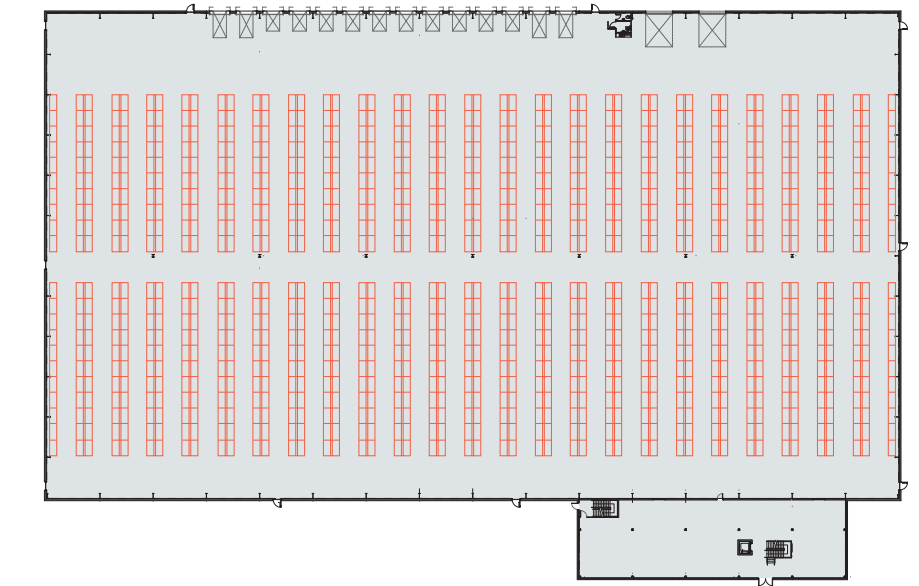
**EXCELLENT SPECIFICATION WITH EXTENSIVE DOCK LEVEL, HIGH DOCK & LEVEL LOADING**

### 19,488 Pallet Locations



Illustrative racking specifications;  
Narrow aisle (1.8m aisles) **19,488 pallet locations**

### 14,112 Pallet Locations



Illustrative racking specifications;  
Wide aisle (2.85m aisles) **14,112 pallet locations**

- 15M** EAVES HEIGHT
- 50** KNM<sup>2</sup> FLOOR LOADING
- SEPARATE** STAFF CAR PARKING
- 10** DOCK LEVEL LOADING DOORS
- 15%** TRANSLUCENT ROOF LIGHTS
- HGV** TRAILER PARKING SPACES
- 4** HIGH LOADING DOCK LEVELLERS
- 2** STOREY OFFICE/AMENITIES BLOCK
- EXTERNAL** LIGHTING
- 2** LEVEL LOADING DOORS
- FULLY** SECURE SITE
- 55M** DEEP CONCRETE SERVICE YARD

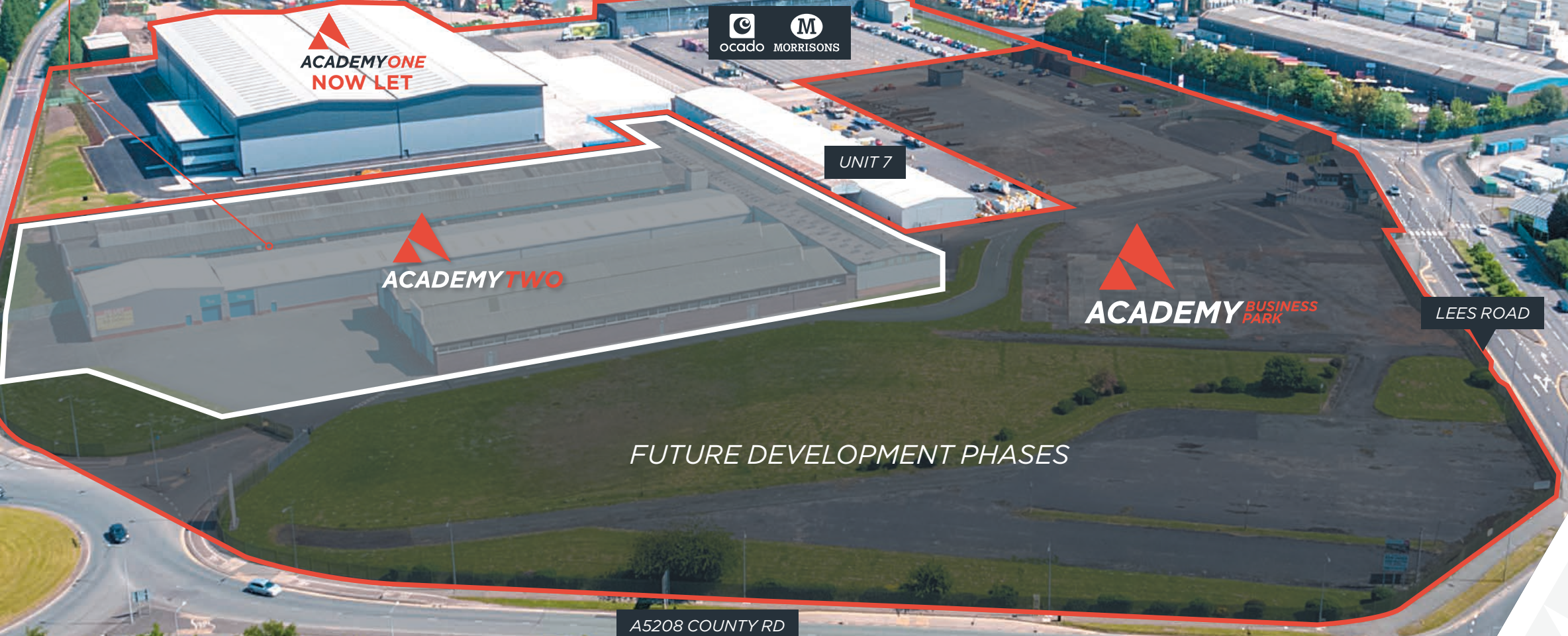


- Offices**
- 2 storey office/amenities block
  - Raised access floor at first floor
  - Double glazing curtain walls & windows
  - LG3 lighting
  - Male, female and DDA compliant toilets
  - Gas-fired central heating
  - Suspended ceilings
  - Carpet tiles

# ACADEMY TWO PRE-LET OPPORTUNITY 110,000 SQ FT

THE ACADEMY  
LIVERPOOL FOOTBALL CLUB

David Lloyd



ONE OF THE COUNTRY'S LARGEST PRIVATE PROPERTY DEVELOPER AND INVESTMENT MANAGEMENT COMPANIES.

**Orbit**  
Developments  
A MEMBER OF THE EMERSON GROUP

Orbit Developments is the commercial division of The Emerson Group and was established in 1971 by Peter Emerson Jones. Since then the company has grown to be one of the country's largest private commercial property developers and investment management companies with an extensive portfolio of over 250 buildings across 7.5 million sq ft.

Our experienced team manages a seamless provision of all services direct to our clients and aim to meet their individual requirements by working together with clients on specific requests and by creating tailored packages.

Our dedicated in-house facilities management team are responsible for the day to day management of the portfolio and liaison with our clients. Academy Business Park has a scheme manager working alongside the facilities management team providing immediate client facing support.

TO A580/EAST LANCASHIRE ROAD AND M57 (JUNCTIONS 4 AND 5) →



# ACADEMY BUSINESS PARK

LEES ROAD KNOWSLEY  
LIVERPOOL L33 7XB

Winner of the Commercial Development of the Year at the Knowsley Business Awards, the Business Park presents a prestigious opportunity to acquire new warehouse space.

Providing two units each of 110,000 Sq ft, Academy One is now occupied. A further unit, Academy Two, is available on a built to suit basis allowing bespoke requirements to be accommodated. Additional land provides opportunities for expansion subject to negotiation.

Future Phases will see Academy develop further into a premier business park location and expressions of interest are invited in relation to both Phase 2 and other occupier development enquiries.

**Lease Terms** The premises are available on a new lease to be agreed.

**EPC** An energy performance certificate is available on request.



## ACADEMY TWO PRE-LET OPPORTUNITY



WINNER OF THE  
COMMERCIAL  
DEVELOPMENT  
OF THE YEAR



## ACADEMY TWO PROPOSED 110,000 SQ FT UNIT WAREHOUSE PLANNING APPROVED

BESPOKE  
REQUIREMENTS  
CAN BE  
ACCOMMODATED TO  
SUIT AN OCCUPIERS  
REQUIREMENTS



The Costa Coffee unit  
HOME TO OVER 600 BUSINESSES  
AND BENEFITS FROM EASY ACCESS  
TO THE EAST LANCASHIRE ROAD  
(A580), M57 AND THE WIDER  
MOTORWAY NETWORK.

# ACADEMY BUSINESS PARK

## LOCATION

Knowsley is a well-established business location that has attracted a wide range of companies such as QVC, Makro, Matalan and Vertex – along with leisure provider David Lloyd Health Clubs and Liverpool Football Club's Academy, which adjoin the Academy Business Park site.

Both Liverpool John Lennon Airport and Manchester Airport are within easy-driving distances, offering a full range of facilities for passengers and cargo transporters alike. The port of Liverpool is just under 9 miles from the business park, where the £400m Liverpool2 scheme is set to provide north based exporters with a more competitive route to international markets.

Academy Business Park is located on one of the main arterial routes which connects Liverpool to Manchester. Junction 4 of the M57 is a three minute drive from the park, allowing access to the M62 in under 10 minutes and M6 in just 15 minutes.

## DEMOGRAPHICS

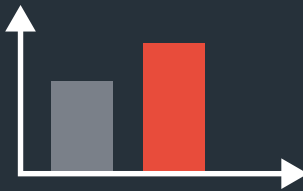
**2.9**  
MILLION  
PEOPLE OF WORKING AGE



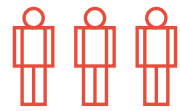
**45**  
MINS

**30**  
MINS

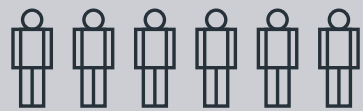
KNOWSLEY'S BUSINESS  
BASE HAS GROWN FOR  
**9** CONSECUTIVE  
YEARS



**1.14**  
MILLION  
PEOPLE OF WORKING AGE



SKILLED LABOUR POOL  
**670,000**  
PEOPLE EMPLOYED IN  
SKILLED OCCUPATIONS



**264,000**  
EMPLOYED IN  
MANUFACTURING

HOME TO AROUND **3,700** BUSINESSES INCLUDING BIG NAMES LIKE JAGUAR LAND ROVER, QVC AND MATALAN



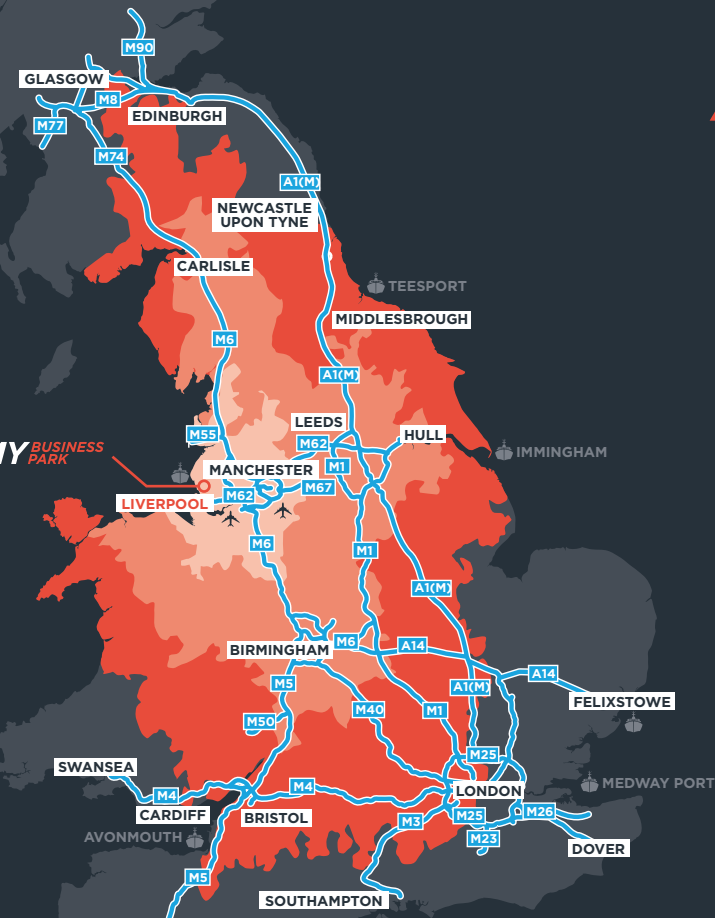
A KEY CONTRIBUTOR TO THE LIVERPOOL CITY REGION'S **£28** BILLION ECONOMY

## HGV DRIVE TIMES

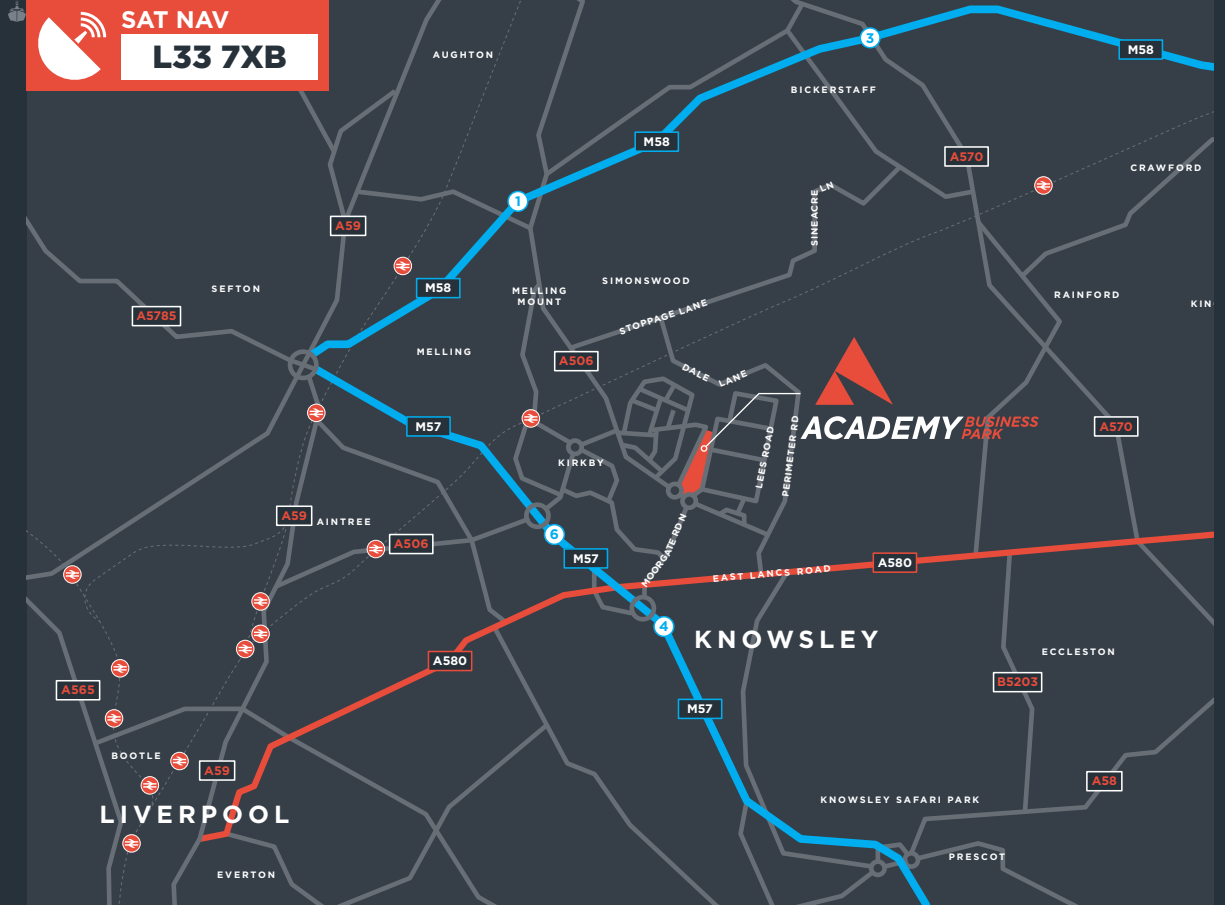
- 1.5 HOURS
- 3 HOURS
- 4.5 HOURS

HOME TO OVER 600 BUSINESSES AND BENEFITS FROM EASY ACCESS TO THE EAST LANCASHIRE ROAD (A580), M57 AND THE WIDER MOTORWAY NETWORK

## ACADEMY BUSINESS PARK



SAT NAV  
**L33 7XB**



## DRIVE TIMES

Liverpool Euro Rail Terminal (Seaforth)	7 miles
Liverpool Freeport Terminal (Bootle)	7 miles
Liverpool Ferry Terminals (Princes Parade)	8 miles
Liverpool City Centre	9 miles
Liverpool John Lennon Airport	15 miles
Warrington	19 miles
Manchester City Centre	33 miles
Manchester Airport	36 miles
Chester	36 miles
Cardiff	201 miles
Glasgow	212 miles
London	212 miles





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## FURTHER INFORMATION

Contact **Dennis Dwyer**

**Orbit**  
**Developments**  
A MEMBER OF THE EMERSON GROUP

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**0151 675 5000**  
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**0151 224 7666**

[www.cbre.co.uk](http://www.cbre.co.uk)

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