



ACADEMY BUSINESS
PARK

LEES ROAD KNOWSLEY LIVERPOOL L33 7SA

TO LET

TRADE COUNTERS/
BUSINESS UNITS

3,067 - 31,085 SQ.FT.





THE
ACADEMY
LIVERPOOL FOOTBALL CLUB

amazon

UNILIN

ocado MORRISONS

ACADEMY
BUSINESS UNITS

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

ARBOUR LANE

ACADEMY TWO
PLANNING
APPROVED

UNIT 7

LEES ROAD

UNDER CONSTRUCTION
CONVENIENCE STORE AND
PETROL FORECOURT

David Lloyd

SUBWAY

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.

COSTA

ACADEMY
TRADE COUNTERS

TOOLSTATION

UNIT 5B
KIOSK

UNIT 6 DRIVE-THRU
Wendy's

UNIT 6B2
KIOSK
UNIT 6B
KIOSK

A5208 COUNTY RD

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



Academy Business Park is situated in the heart of Knowsley Industrial Park, the principal logistics and 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.

The modern-style, high quality business units will benefit from:

- Competitive rental and incentive packages
- Flexible and adaptable warehouse space to suit a variety of end user requirements
- 6 meter eaves height
- Larger roller shutter access for HGV deliveries
- 3-phase electricity supply, water and gas being connected
- Car parking spaces
- 24 hour manned security, 365 days a year, with CCTV coverage

BESPOKE REQUIREMENTS CAN BE ACCOMMODATED TO SUIT AN OCCUPIERS REQUIREMENTS

COMPANIES ALREADY ESTABLISHED AT ACADEMY BUSINESS PARK



- BUSINESS UNIT 1A 3,100 SQ.FT. (288 SQ.M.)
- BUSINESS UNIT 1A(1) 3,067 SQ.FT. (285 SQ.M.)
- BUSINESS UNIT 1B 3,067 SQ.FT. (285 SQ.M.)
- BUSINESS UNIT 1B (1) 3,067 SQ.FT. (285 SQ.M.)
- BUSINESS UNIT 1C 3,067 SQ.FT. (285 SQ.M.)
- BUSINESS UNIT 1C (1) 3,100 SQ.FT. (288 SQ.M.)
- BUSINESS UNIT 1D 6,124 SQ.FT. (569 SQ.M.)
- BUSINESS UNIT 1E 6,124 SQ.FT. (569 SQ.M.)

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

EPC An energy performance certificate will be provided on completion.

TRADE COUNTERS/
BUSINESS UNITS
TO LET 3,067 - 31,085 SQ.FT.



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

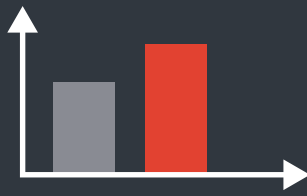
2.9
MILLION
PEOPLE OF WORKING AGE



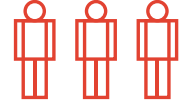
45
MINS

30
MINS

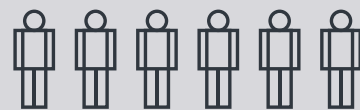
KNOWSLEY'S BUSINESS
BASE HAS GROWN FOR
9 CONSECUTIVE
YEARS



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

ACADEMY BUSINESS PARK

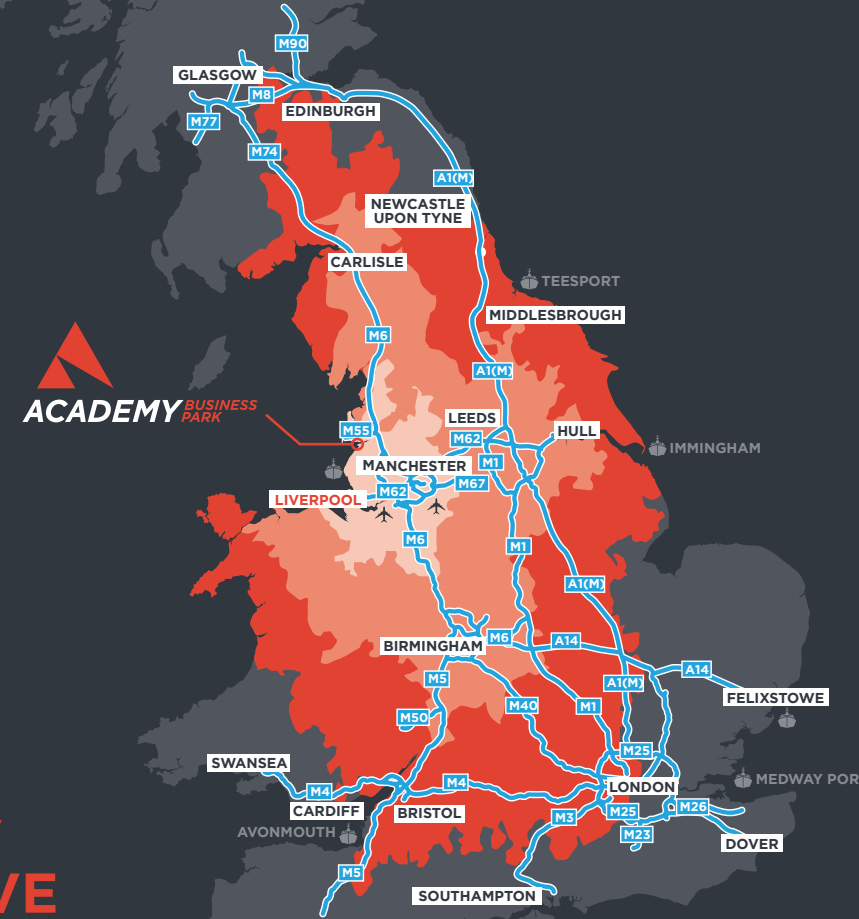


HGV DRIVE TIMES

- 1.5 HOURS
- 3 HOURS
- 4.5 HOURS

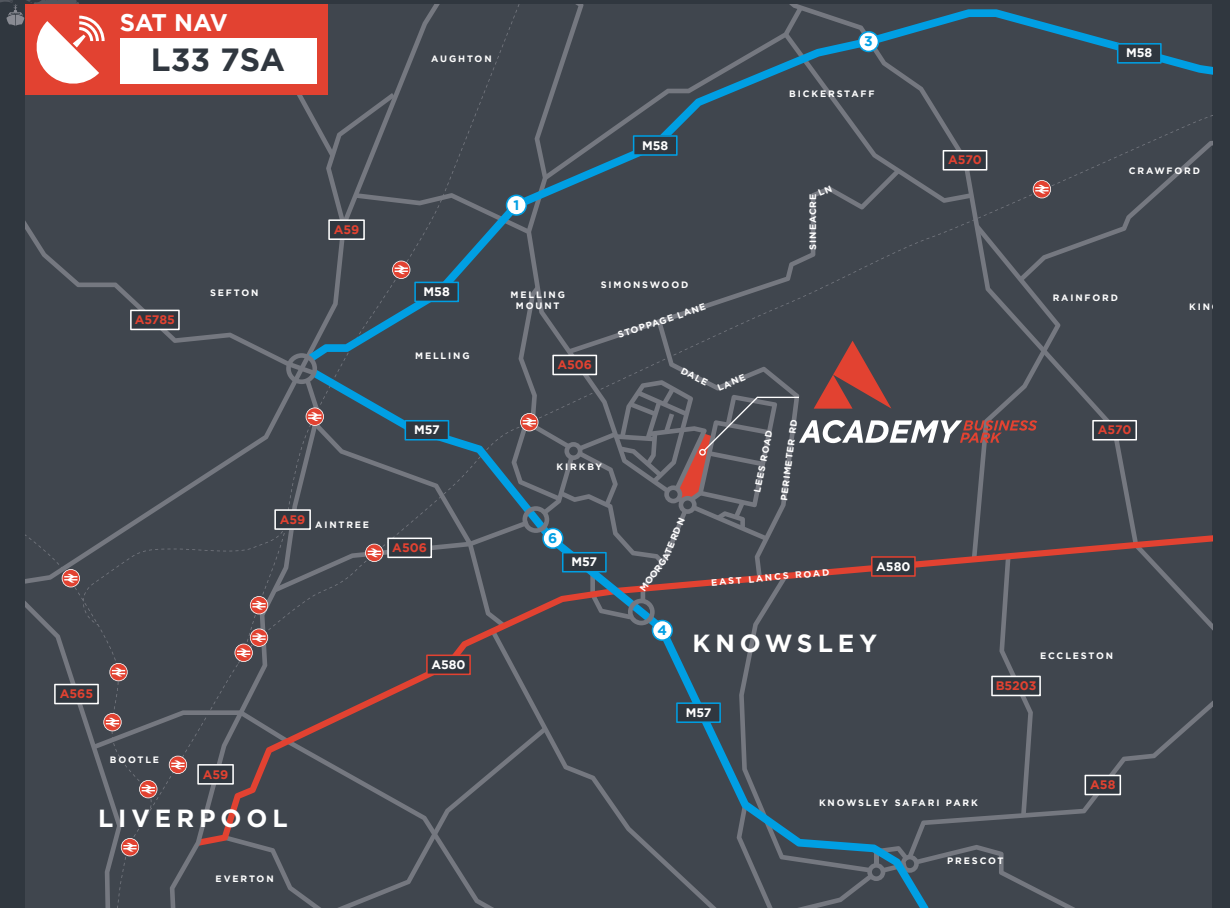


HOME TO OVER 600 BUSINESSES AND BENEFITS FROM EASY ACCESS TO THE EAST LANCASHIRE ROAD (A580), M57 AND THE WIDER MOTORWAY NETWORK



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



SAT NAV
L33 7SA

ACADEMY BUSINESS PARK

KNOWSLEY

LIVERPOOL



ACADEMY *BUSINESS* PARK

LEES ROAD KNOWSLEY LIVERPOOL L33 7SA

Orbit 01625 588200
www.orbit-developments.co.uk



DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that : (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition. March 2024