

GRAFTONGATE

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Site Summary

Penrhyn Rd
Knowsley Business Park,
Knowsley
Merseyside
L34 9HY





Site Summary:

The former Contract Chemicals site on Penrhyn Rd ands been cleared and ready for new development.

A planning application has been submitted & we can deliver a proposed scheme of upto 200,000 sqft approx.

We can deliver a unit by Q1/2 2024 and can adapt a scheme to fit your purpose:

	Sqft	Sqm
Warehouse	184,700	17,159
Offices	9,720	903
Transport Office	5000	465
Gatehouse	300	28
Site area	9.42 acre	3.81 Ha
Site Density	46.68%	



Site Summary:

Uniform Site – 8.9 acres

Site cleared ready for new development

J4 M57 ½ mile

½ mile East Lancashire Rd

Established Industrial Location



For further information about the wider location click on the links below:



The Developer

Graftongate is a wholly owner-managed commercial real estate investor and developer, specialising in industrial and logistics developments. Working in partnership with occupiers, landowners and institutional funding partners.

They are synonymous with quality industrial and logistics development having delivered over £1 billion of end value since inception. They are capable of developing on anything from green fields to regenerating contaminated brownfield sites.

[View website, click logo](#)

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Terms

The unit is available to lease on new Fri lease terms to be agreed.

To discuss your requirement in greater detail then please contact either of the joint agents:



Jason Print
0161 259 0175
0783 317 0680



Phil Morley
0151 541 2446
07976 288497

Anthony O'Keefe
0151 541 2445
07900 134 483

DEMOGRAPHICS



Home to 3,700 businesses including big names like Jaguar, Land Rover, QVC and Matalan



Jaguar Land Rover alone has invested £600 million in Knowsley since 2011



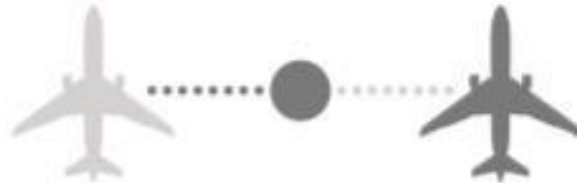
Knowsley is the advanced manufacturing powerhouse of the Liverpool City Region - more than 1 in 3 jobs in this sector are based here



Knowsley has 6 high quality business parks employing 30,000 people



More than 50% of the entire UK population can be reached within a 4 hour drive time



Strategically located between 2 international airports



Jobs in the Superport sector have increased by 50% in the last 5 years - due in no small part to Knowsley's strategic location for logistics



Access to deep sea port - Liverpool2 - and multimodal freight terminals

Knowsley is home to some of the most successful companies in the UK. High performing brands like Jaguar Land Rover, Matalan, Amazon, DHL and QVC have all chosen Knowsley, due to its unrivalled location, connectivity and workforce.

The Knowsley Business Park itself is one of the biggest employment areas in Europe, and home to more than 800 organisations with a proud industrial heritage. This is complemented by consistent growth and opportunities in sectors including advanced manufacturing, warehousing / logistics and green energy. With developments like Liverpool 2, SuperPort, Atlantic Gateway and the New Mersey Gateway, the opportunities for business are exceptional.



Download
our credentials
document.



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