

# TO LET / FOR SALE

## NEW HIGH QUALITY WAREHOUSE/DISTRIBUTION FACILITY

**107,334 SQ FT (9,971.61 SQ M)**

ON A SITE OF 5.29 ACRES (2.14 HECTARES)

Ready for immediate occupation

Penryhn Road, Knowsley,  
Liverpool, L34 9ET

# KNOWSLEY

# 107



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Amazon Matalan QVC News International  
Castore Adecco Kammac Kammac Titan Goldstar Transport  
Saputo Ltd Saturn Park  
A580 East Lancs Road Holiday Inn  
B5194 School Lane Tratos  
ADLIB

To Liverpool City Centre

To M6/Manchester

To M62

J4 M57

To M58 & Docks

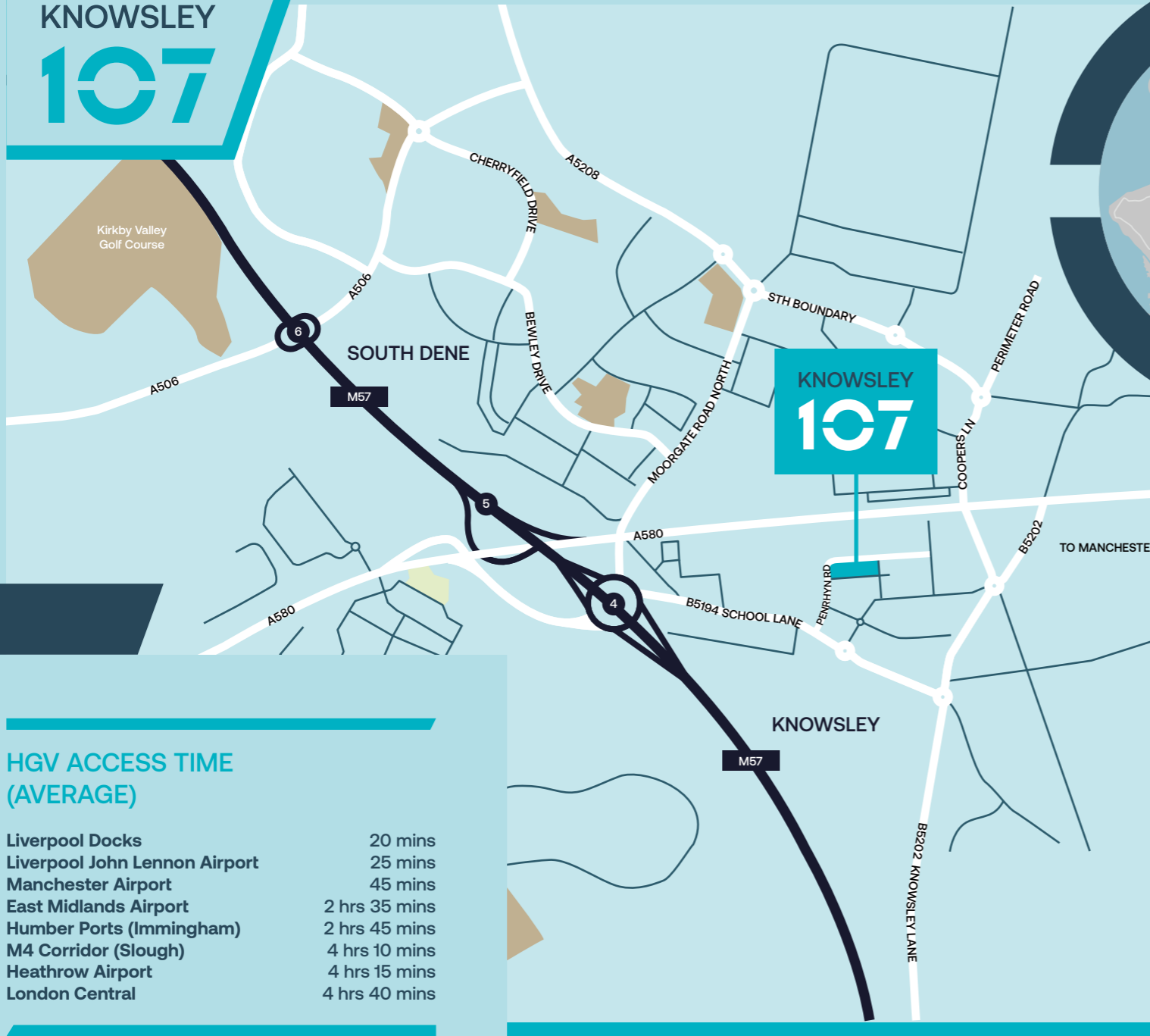
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**NEW BESPOKE  
WAREHOUSE/DISTRIBUTION FACILITY**

**107,334 SQ FT (9,971.61 SQ M)**

**ON A SITE OF 5.29 ACRES (2.14 HECTARES)**

# KNOWSLEY 107



## HGV ACCESS TIME (AVERAGE)

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

# KNOWSLEY 107



# SUPERB LOCATION

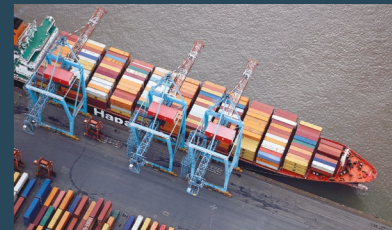
## LOCATION

Knowsley Business Park is based either side of the A580 East Lancashire Road which provides direct access to Junction 4 of M57 and Junction 23 of the M6 and connects Liverpool Centre to the west with Manchester City Centre to the east.

The property is located on the southern side of the East Lancashire Road (A580), close to its junction with the M57.

The A580 links Liverpool to the west and Salford / Manchester to the east, as well as providing a direct connection to Junction 4 of the M57, which connects to the M58 to the north and M62 to the south. To the east, the A580 links to the M6 and the wider motorway network.

Knowsley Business Park is one of the largest industrial parks in Europe at almost 1,200 acres (485 ha) the park is home to almost 600 companies. Major occupiers include B&M, QVC, Matalan, Amazon, Makro, DHL, Home Bargains and Liverpool FC



## SPECIFICATION

The specification includes;



68m service yard



10 person passenger lift



10 dock level loading doors including 2 euro docks



WCs & shower facilities



2 Level access doors



Occupant detection LED lighting to offices



12.5m to underside of haunch



103 car spaces



Minimum slab loading of 50kN/m<sup>2</sup>



11 x Fast (7 kW) electric car charging points



Secure yard with 2.40m high paladin fencing



Ducting to all car parking bays for future additional charging points



Electricity supply capacity of 500 kVA



Bicycle shelters and storage



Solar photovoltaic panels, with potential to upgrade



5,000 sq ft of fully fitted first floor offices



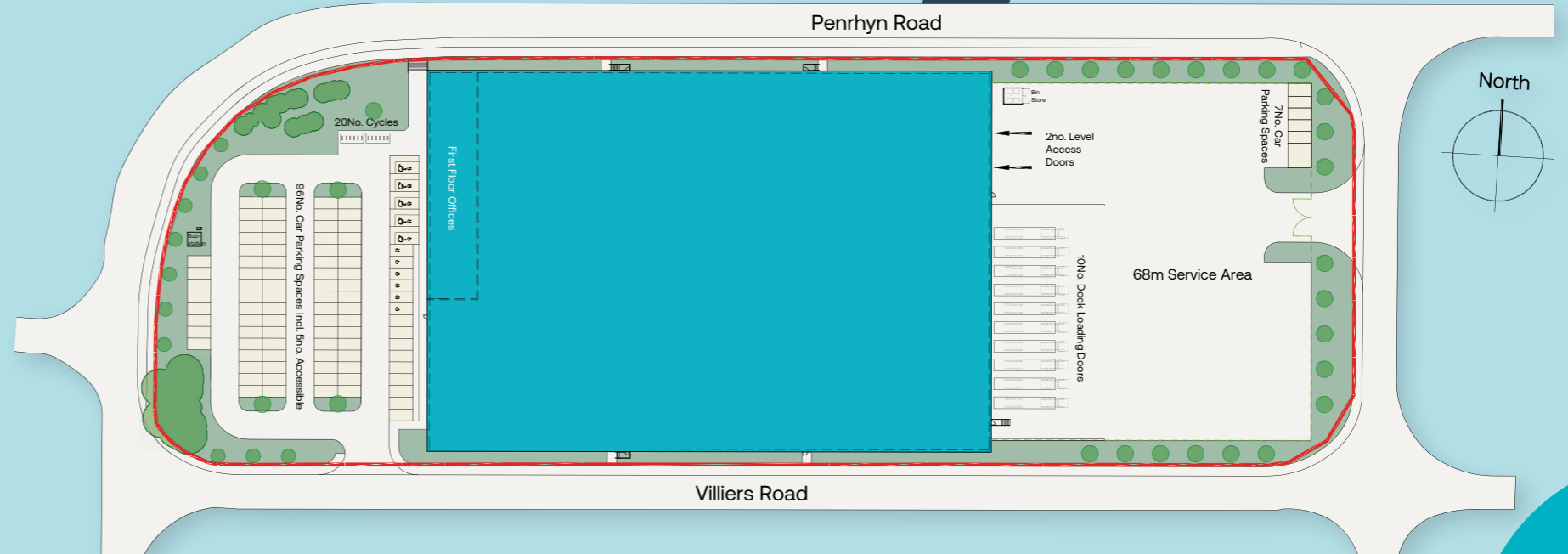
Raised access floor to offices



EPC rating A(14)

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## ACCOMMODATION (Gross Internal Area)

Warehouse GIA	101,352.67 sq ft	9,415.98 sq m
Ground Floor	922.25 sq ft	85.68 sq m
First Floor Offices	5,058.49 sq ft	469.95 sq m
<b>TOTAL</b>	<b>107,334 sq ft</b>	<b>9,971.61 sq m</b>

## SUSTAINABILITY AND ENVIRONMENT

The project is designed and constructed to an Excellent rating in the Building Research Establishment Environmental Assessment Method (BREEAM) and has an EPC rating of A(14). All timber will be provided from FSC 100% sustainable sources.

The project will achieve 'NetZero ready status'. As such the developer has double the quantity of energy production through renewable technologies and specifically double the size of the Photovoltaic system from that required to achieve BRUKL approval.



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DESIGNED AND CONSTRUCTED TO  
AN 'EXCELLENT' BREEAM RATING

A development by  


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## TERMS

The units are available to let or for sale on terms to be agreed.

## BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

## EPC

The building has an EPC Rating of A(14). A copy of the certificate is available upon request.

## FURTHER INFORMATION

Please contact the joint agents:

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