

# NEXUS

RANDLES ROAD, KNOWSLEY, L34 9HX



## TO LET - DESIGN & BUILD

10 - 35,000 SQ FT

INDUSTRIAL / WAREHOUSE UNIT



1/4 MILE FROM J4 M57  
& EAST LANCS RD



DEVELOPMENT  
PLOT



SELF  
CONTAINED SITE



BUILT  
TO SUIT



FULL DESIGN  
TEAM IN PLACE

ENTER >



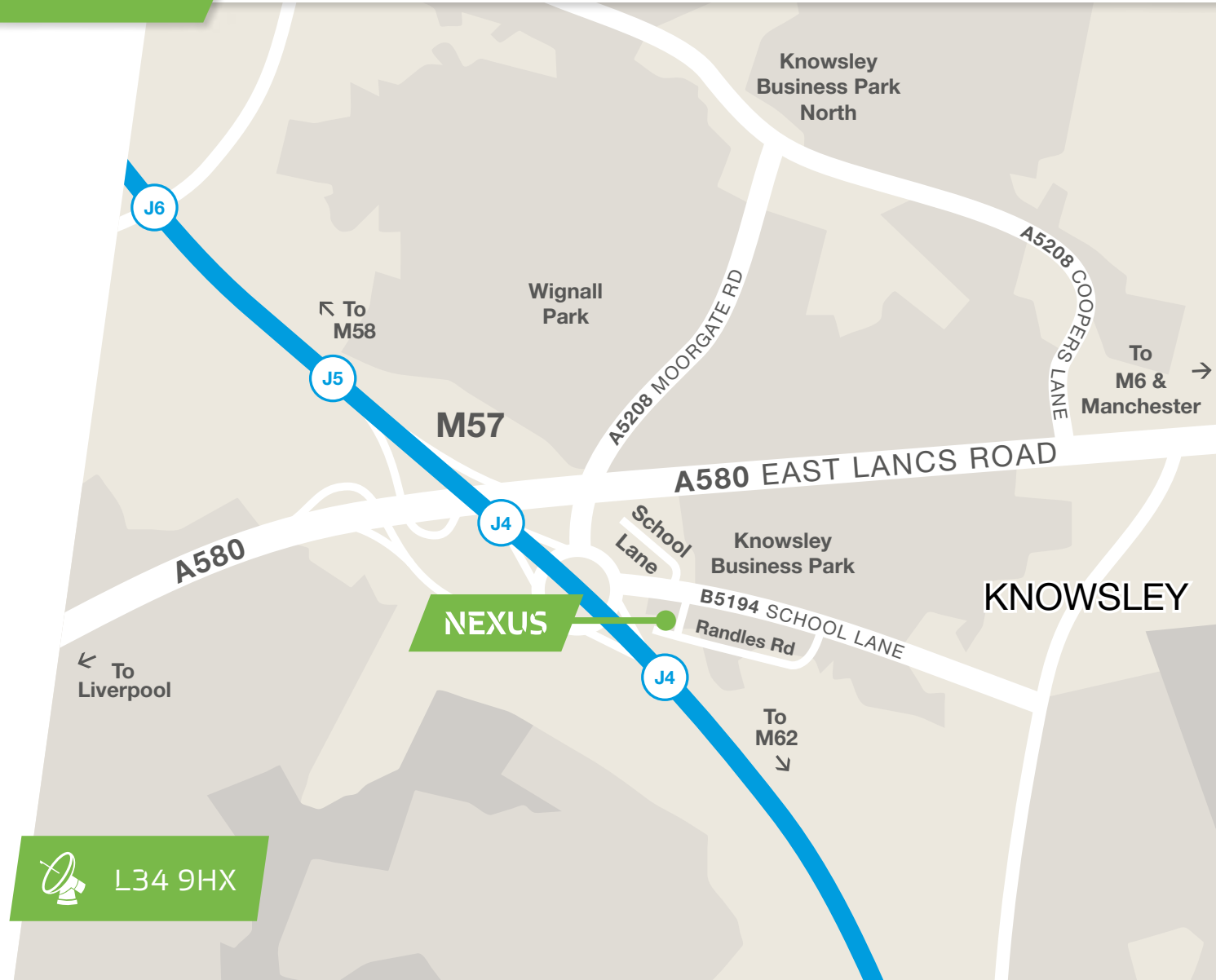
## LOCATION

Nexus is situated just off junction 4 of the M57 at the intersection of the A580, East Lancashire Road, linking Liverpool and Manchester.

The site is strategically located mid way between the M62 to the South and the M58 to the North.

The estate is equidistant from Liverpool City Centre and St Helens Town Centre, both approximately 7 miles to the South West and East respectively.

The site fronts Gellings Road which links to Junction 4 of the M57 via School Lane.



## DESCRIPTION

The site forms part of the wider Nexus Industrial Estate.

It is located within an established industrial area and we have shown a potential design layout. This of course could be amended to suit your specific requirements and is for indicative purposes only.

## PROPOSED SPECIFICATION

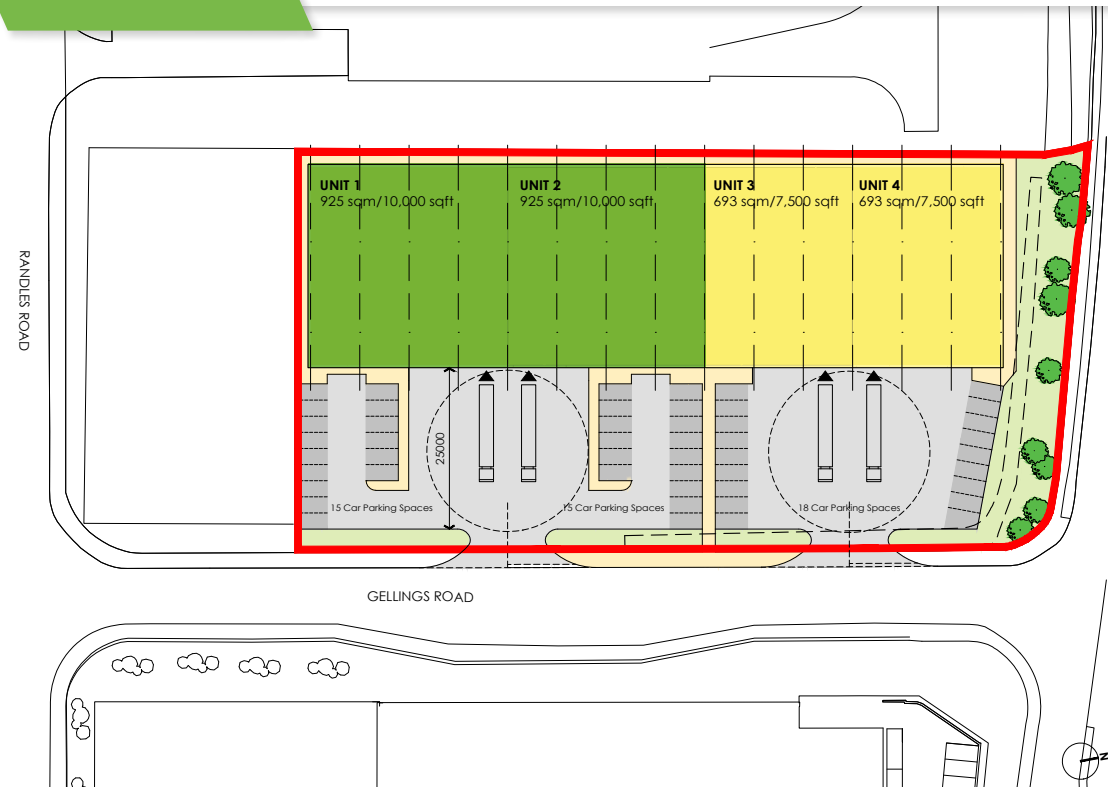
- 8 metres eaves height at underside of haunch
- 40% site coverage
- Full height surface loading door
- Floor loading: 40 KN/m<sup>2</sup>
- Fully fitted office accommodation, WCs and showers with separate facilities for production area
- Fully secure, private yards

## DESIGN TEAM

- We have a fully engaged and experienced design team in place to work with occupiers and can deliver industrial/warehousing units from 10,000 to 35,000 sq ft
- We can provide units to meet individual occupier requirements and will work with you to deliver design and build, turnkey solution.

## DELIVERY

- Subject to design and agreement of terms, units could be delivered within a 10 - 12-month time frame, subject to planning.



# NEXUS

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HOME

LOCATION

DESCRIPTION

AERIAL

DEMOGRAPHICS

FURTHER INFO



NEXUS



JUNCTION 4

LIVERPOOL 7 MILES

M57

LIVERPOOL AIRPORT 12 MILES

TO LET // INDUSTRIAL / WAREHOUSE UNIT



## DEMOGRAPHICS



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



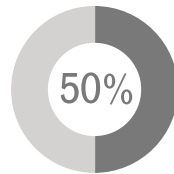
Jaguar Land Rover alone has invested £600 million in Knowsley since 2011



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.

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



## TERMS

Units are offered by way of a new FRI Lease on terms to be agreed. Flexible lease terms are available.

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## FURTHER INFO

For further information please contact the Landlord directly or one of the joint agents:

### Jon Thorne

jon@b8re.com  
01925 320 520



### Tony O'Keefe

tony.okeefe@lm6.co.uk  
0151 541 2447



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