

**DESIGN & BUILD AVAILABLE
FROM 13,350 TO 60,000 SQ FT**

37 ACRE BUSINESS PARK

- Substantial power available
- 24 hour on site security

IMAGE
BUSINESS PARK

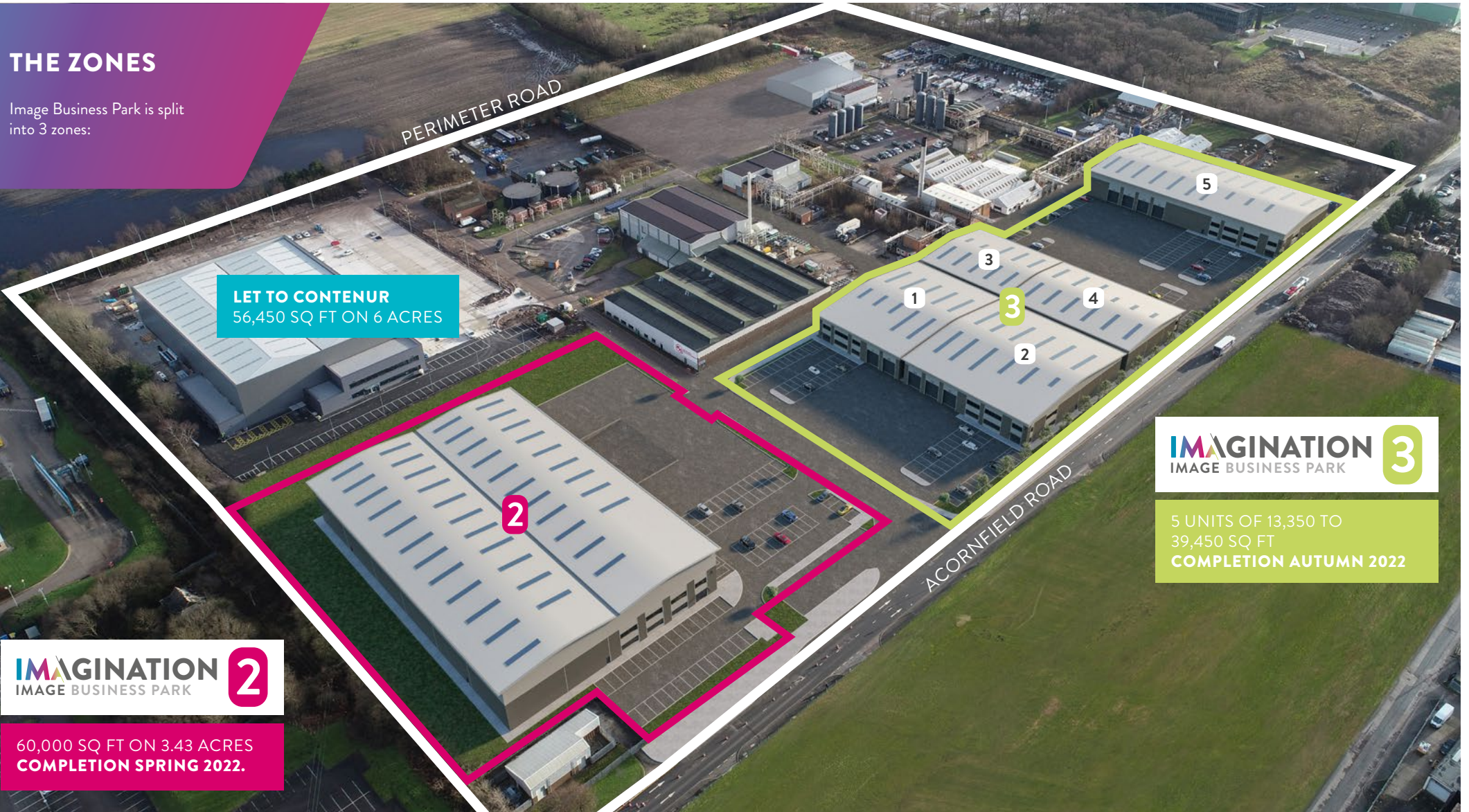


ACORNFIELD ROAD, KNOWSLEY BUSINESS PARK, LIVERPOOL, L33 7RN

ENTER

THE ZONES

Image Business Park is split into 3 zones:



LET TO CONTENUR
56,450 SQ FT ON 6 ACRES

IMAGINATION 2
IMAGE BUSINESS PARK

60,000 SQ FT ON 3.43 ACRES
COMPLETION SPRING 2022.

IMAGINATION 3
IMAGE BUSINESS PARK

5 UNITS OF 13,350 TO
39,450 SQ FT
COMPLETION AUTUMN 2022

IMAGE BUSINESS PARK

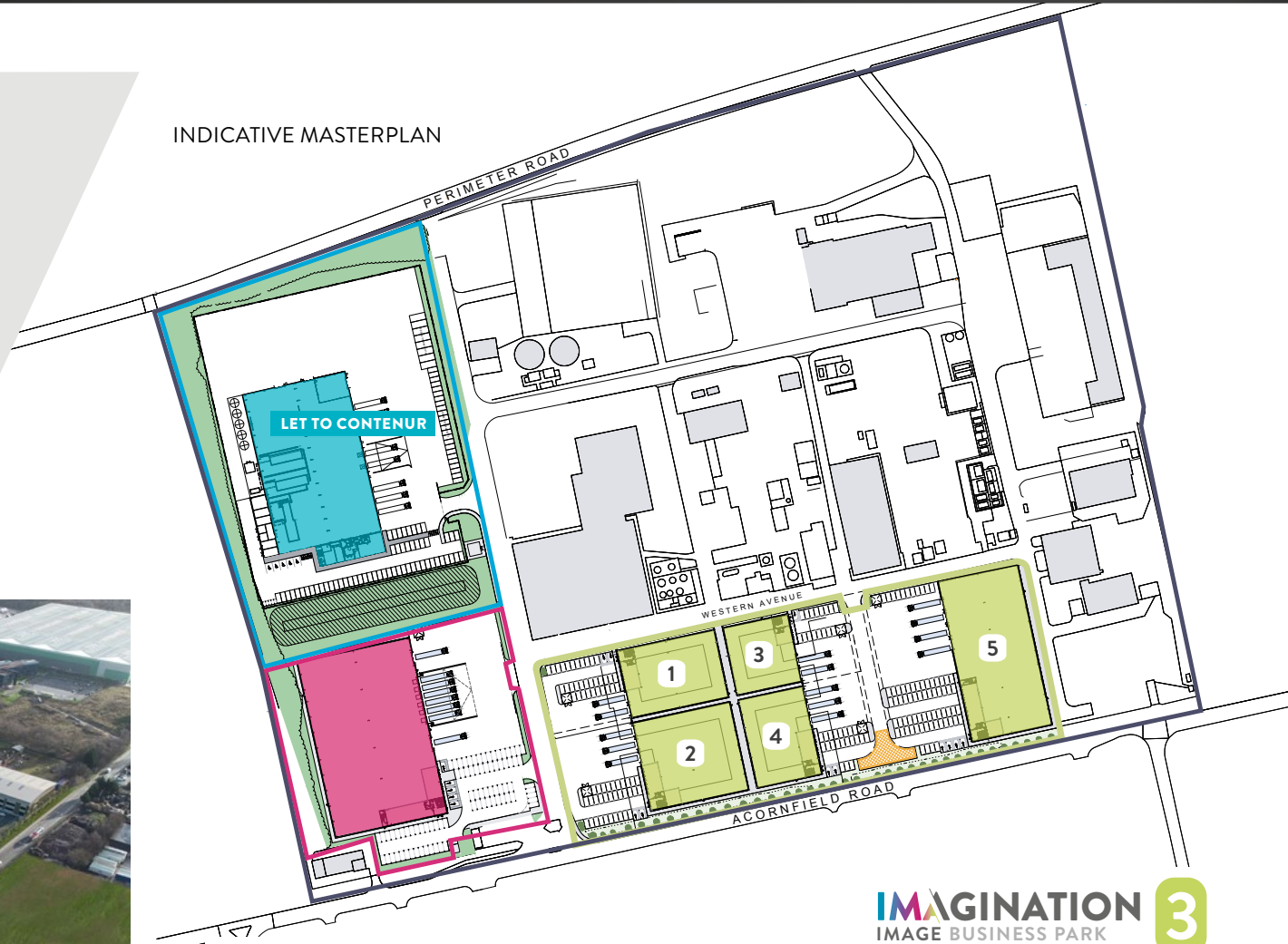
Image Business Park comprises a mixed use scheme on a fully managed 37 acre site, and was formerly home to Kodak.

The site provides a secure business environment with a fully independent fire protection system in situ and is bound by steel palisade fencing with security gates and has 24-hour security accompanied with CCTV.

The site also has a substantial power supply.



INDICATIVE MASTERPLAN



IMAGINATION 2
IMAGE BUSINESS PARK

60,000 SQ FT ON 3.43 ACRES
COMPLETION SPRING 2022.

IMAGINATION 3
IMAGE BUSINESS PARK

UNIT 1 (GIA)	20,150 SQ FT
UNIT 2 (GIA)	26,750 SQ FT
UNIT 3 (GIA)	13,350 SQ FT
UNIT 4 (GIA)	17,900 SQ FT
UNIT 5 (GIA)	39,450 SQ FT



IMAGE
BUSINESS PARK

Existing occupiers include;

-  Surface Transforms
-  Contenur
-  Tradebe / Avantis
-  Ames Goldsmith
-  Future Industrial Services

 LIVERPOOL
10.5 MILES

J4 M57



Knowsley is situated approximately 11 miles East of Liverpool and 30 miles West of Manchester. Knowsley is served by the M57, M56, M62, M58 and M6 making it an excellent strategic distribution location in which to serve the North West of England and wider UK area. The M62 motorway connects Liverpool to Leeds via the M60 orbital motorway.



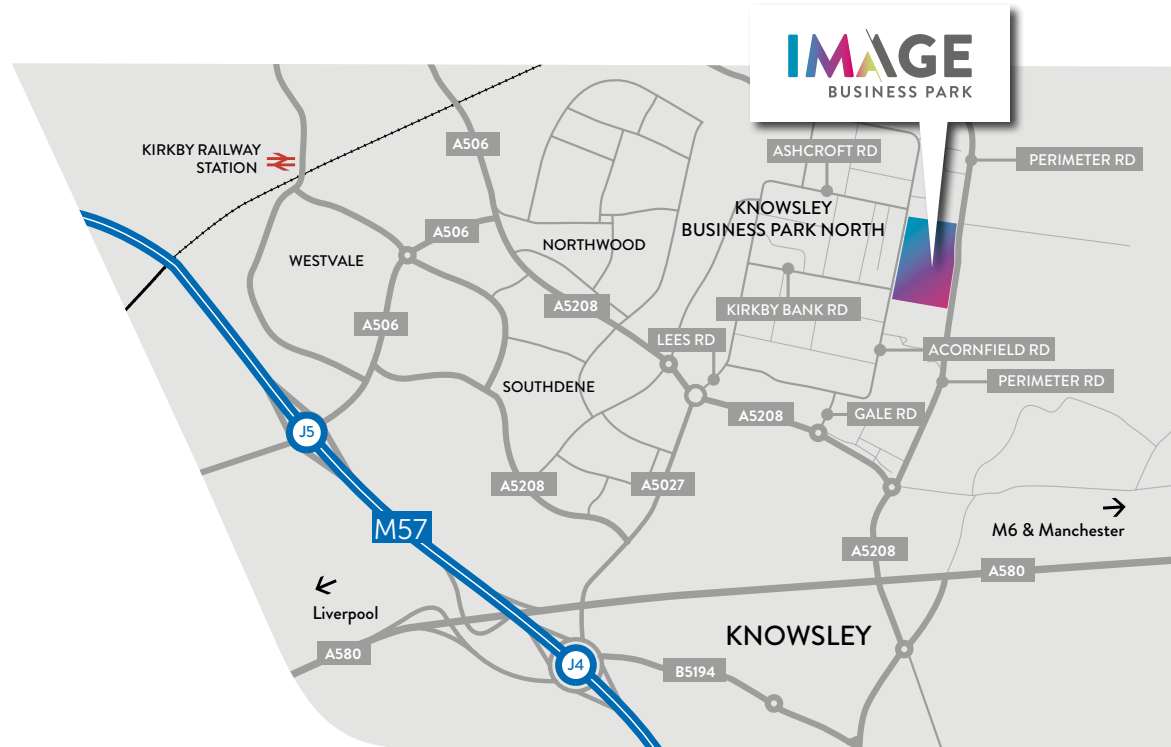
Liverpool John Lennon Airport is within 12 miles of Knowsley. It is a hub for Europe's two largest low-cost airlines, EasyJet and Ryanair, handling over 5 million passengers per year. There are regular scheduled flights to domestic and European destinations, as well as charter flights, to over 60 destinations.



Liverpool has major railway connections with the mainline station being Liverpool Lime Street which is served by Avanti West Coast, as well as regional and local trains, with approximate journey times of 40 minutes to Manchester, 1 hour 30 minutes to Birmingham and 2 hours 12 minutes to London Euston.



The Port of Liverpool is ranked among Britain's major container ports and is the country's major gateway for trade with the United States and Canada, serving more than 100 global destinations. The Seaforth Container Terminal handles nearly 700,000 TEUS (20 ft container units) a year. There has recently been £400m worth of investment to create a new deep-sea container terminal known as Liverpool2.



SAT NAV:
L33 7RN

**MERSEY GATEWAY
PROJECT
AND
LIVERPOOL 2**

MERSEY GATEWAY PROJECT

The Mersey Gateway Project is a new 6 lane road bridge across the River Mersey and the Manchester Ship Canal, which opened in October 2017. The bridge, which has had a game changing effect on the region, is located approximately 1.5 km (0.93 miles) to the east of the existing Silver Jubilee Bridge that connects the towns of Widnes and Runcorn. It

connects the Central Expressway in Runcorn with the Eastern Bypass and Speke Road in Widnes, offering a major strategic new transport route linking the Liverpool city region and the North West to the rest of the country.

www.merseygateway.co.uk



LIVERPOOL 2

Liverpool2 is Peel Ports' new deep-water container terminal opened in 2016. Accommodating 95% of the global container vessel fleet, Liverpool2 enables the Port of Liverpool to house two 13,500 TEU post-Panamax vessels simultaneously. This creates the capacity to handle the 'next generation' of container ships and has now enabled the Port of Liverpool to be the UK's national gateway and transhipment hub for Ireland. Recent success on the back of this

investment includes Edge Worldwide who have recently chosen the Port of Liverpool as Port of choice for their clients moving container shipments and distribution from the South to the North. Maersk Line and MSC 2M Alliance have recently announced they are moving vessels on a transatlantic route from Felixstowe to Liverpool.

www.peelports.com/liverpool2



Contenur Unit



DEMOGRAPHICS

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 and 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:

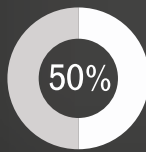



 **OVER 3700**
Home to 3,700 businesses including big names like Jaguar, Land Rover, QVC and Matalan


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


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

x6 
Knowsley has 6 high quality business parks employing 30,000 people

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


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


Strategically located between 2 international airports


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

DESIGN TEAM

- Image Business Park lies at the heart of Knowsley Business Park and zoned for industrial development.
- We have an active and experienced design team in place to work with occupiers and can deliver industrial/warehousing units from 13,350 – 60,000 sqft
- We can provide units to meet individual occupier requirements and will work with you to deliver design and build solutions.
- Subject to design and agreement of terms, units could be delivered within a 12 to 15 month timeframe.
- Phase 2 of development has seen the demolition of existing buildings on the front 5 acre site.



Image site clearance for development
<https://vimeo.com/346362870>

A development by Seybourne Estates



With experience in delivering over 12 million square foot of industrial and warehouse space over the last 30 years



Contentur Unit
<https://vimeo.com/425811276>

FURTHER INFORMATION

We would be pleased to discuss your operational requirements in greater details.

We can provide units on a build to suit basis from 13,350 – 60,000 sq ft and have an experienced team in place to work with you to design a building fit for your operational requirements.

Should you wish to discuss how we can accommodate you on site then please call our joint letting agents:

TERMS

The units are available to let on terms to be agreed. alternatively consideration may be given to a sale.

LM6

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