

- **FOR SALE/TO LET**
FOR INDUSTRIAL, DISTRIBUTION
& COMMERCIAL
- **HIGH SPECIFICATION UNITS**
LOCATED DIRECTLY OFF THE EAST
LANCS ROAD (A580)
- **1 MILE FROM J4 M57 MOTORWAY**
AND 7 MILES FROM THE M62
MOTORWAY
- **PROPOSED 3 UNITS:**
UNIT 1 - 73,500 SQ FT (6,828 SQ M)
UNIT 2 - 31,500 SQ FT (2,926 SQ M)
UNIT 3 - 52,500 SQ FT (4,877 SQ M)

KNOWSLEY PARK.

M57 KNOWSLEY
L34 8HA



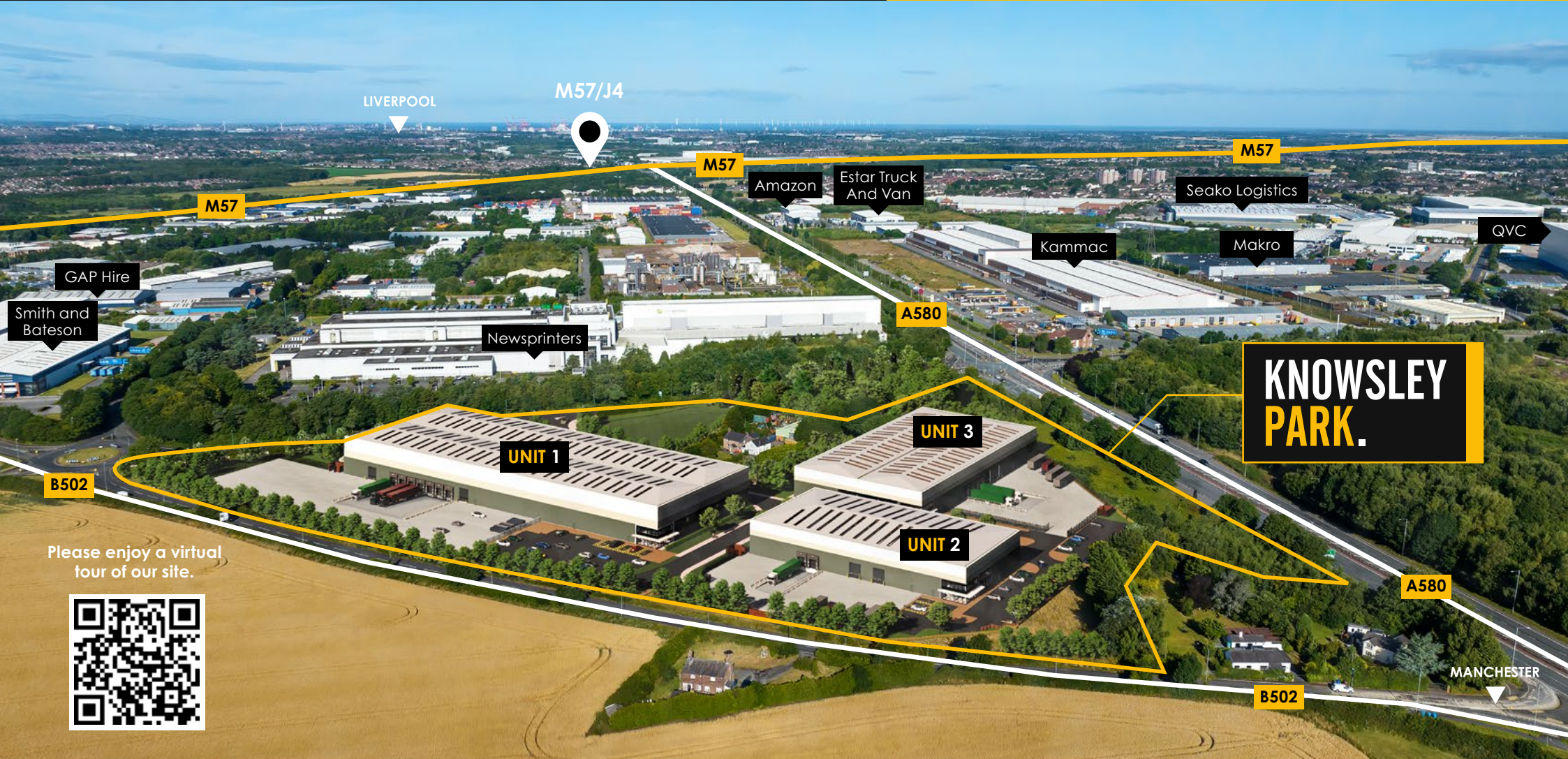
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A project by
CaddickDevelopments. | caddickdevelopments.co.uk

KNOWSLEY PARK.

M57 KNOWSLEY

The site is an extension to Knowsley Industrial Estate prominently situated off the East Lancs Road (A580) Knowsley, which is less than one mile of junction 4 of the M57 and less than 7 miles of junction 6 of the M62. The location allows access to the regional motorway network, bringing Manchester and Liverpool within a 45 and 20 minute drive time respectively.



**KNOWSLEY
PARK.**

Please enjoy a virtual
tour of our site.



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SPECIFICATION ALL BUILDINGS



BREEAM TARGETED
EXCELLENT



EPC
A RATING



ROOF LIGHTS
15%



PV ENABLED
ROOF & INFRASTRUCTURE



10%
EV CHARGING POINTS AT 7KW EACH
To the remainder a further 20% EV
ready charging points i.e ducts in
place only



10 - 12.5M
EAVES



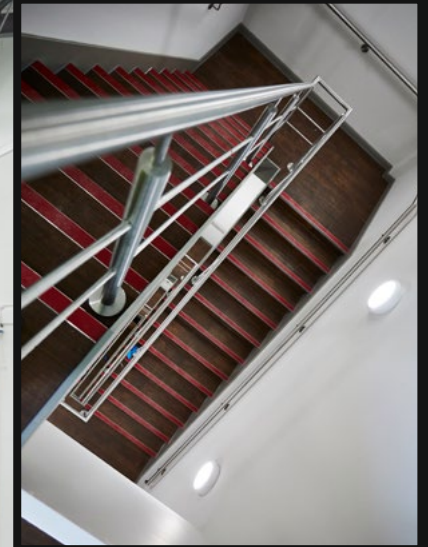
50KN/M2 FLOOR
LOADING



40 - 45M YARD
DEPTH



DOCK & LEVEL
LOADING



Interior images are indicative

**KNOWSLEY
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SITE PLAN



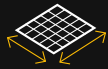
**KNOWSLEY
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- UNIT 1 - 73,500 SQ FT (6,828 SQ M)
- UNIT 2 - 31,500 SQ FT (2,926 SQ M)
- UNIT 3 - 52,500 SQ FT (4,877 SQ M)

**SPECIFICATION
INDIVIDUAL BUILDINGS**

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**UNIT 1
73,500 SQFT**



70,000 SQFT WAREHOUSE



3,500 SQFT OFFICE



12.5M TO UNDERSIDE OF HAUNCH



50KN/M2 FLOOR LOADING



450 KVA LV METERED POWER
SUPPLY



UPTO 45M YARD DEPTH



7 DOCK DOORS, 2 GROUND LEVEL
DOCK ACCESS DOORS

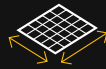


10% EV CHARGING SPACES



10% PV PANELS

**UNIT 2
31,500 SQFT**



30,000 SQFT WAREHOUSE



1,500 SQFT OFFICE



10M TO UNDERSIDE OF HAUNCH



50KN/M2 FLOOR LOADING



200 KVA LV METERED POWER
SUPPLY



UPTO 40M YARD DEPTH



2 DOCK DOORS, 2 GROUND LEVEL
DOCK ACCESS DOORS

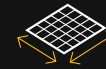


10% EV CHARGING SPACES



10% PV PANELS

**UNIT 3
52,500 SQFT**



50,000 SQFT WAREHOUSE



2,500 SQFT OFFICE



10M TO UNDERSIDE HAUNCH



50KN/M2 FLOOR LOADING



300 KVA LV METERED POWER
SUPPLY



UPTO 45M YARD DEPTH



4 DOCK DOORS, 2 GROUND LEVEL
DOCK ACCESS DOORS

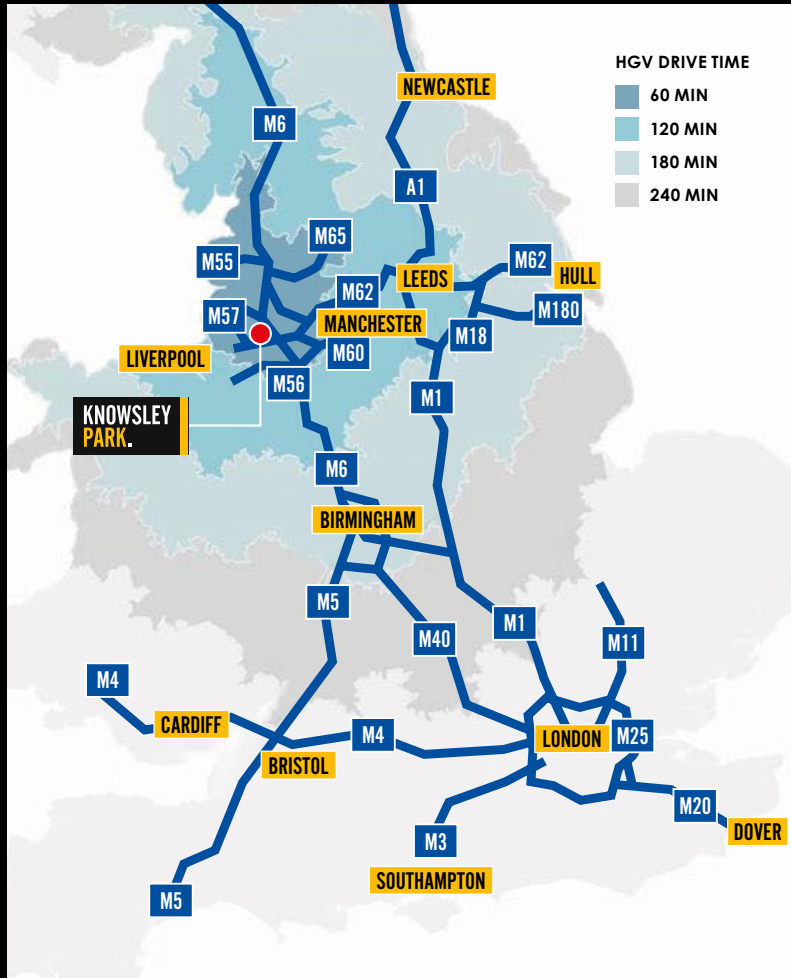


10% EV CHARGING SPACES

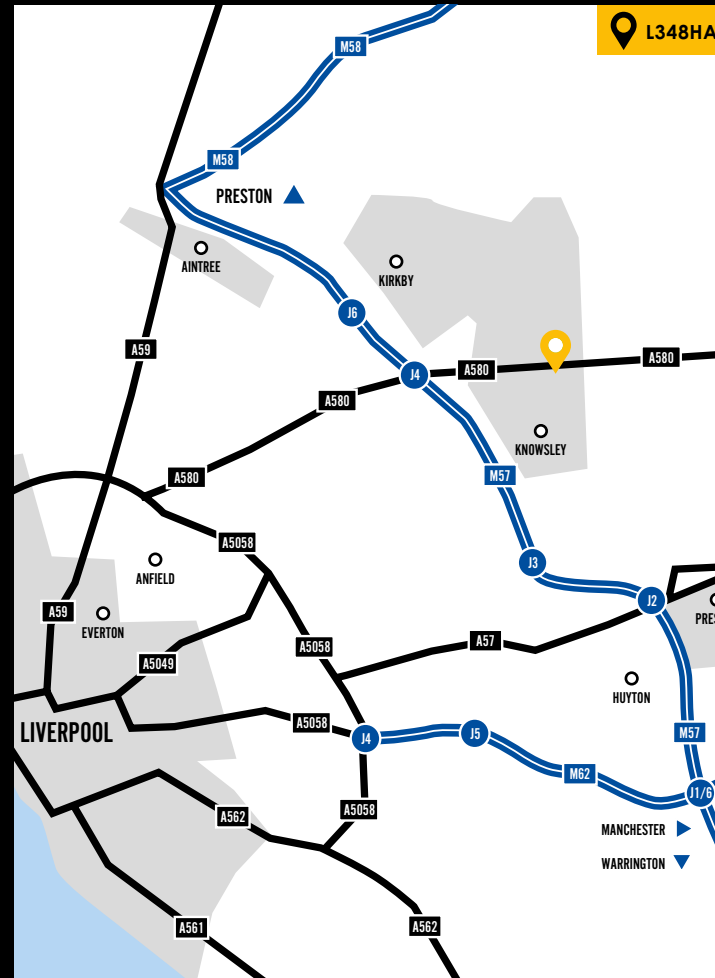


10% PV PANELS

LOCATION



CITY	DRIVE TIME	DISTANCE
LIVERPOOL	27 MINS	8.3 MILES
MANCHESTER	44 MINS	33 MILES
LEEDS	1 HOUR 30 MINS	64.3 MILES
HULL	2 HOURS 30 MINS	120 MILES
BIRMINGHAM	1 HOUR 48 MINS	97 MILES
LONDON	4 HOURS 2 MINS	220 MILES



KNOWSLEY BENEFITS FROM EXCELLENT TRAVEL COMMUNICATIONS SUMMARISED AS FOLLOWS:

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 (19km) of Knowsley. It is a hub for Europe's two largest low cost airlines, EasyJet and Ryanair, handling over 5 million passengers in 2018. 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 which opened in 2016.

DEMOGRAPHICS



AVERAGE WEEKLY EARNINGS

£484.90 pw compared to North West average of £524 pw and £577 pw for UK



EMPLOYMENT CATCHMENT

3.5 million people of employment age are within a 45 minute drive of the scheme.



EMPLOYMENT IN MANUFACTURING

10.5% compared to the North West average of 8.5% and 8% for the UK



WORKING AGE POPULATION

66,750



EMPLOYMENT IN TRANSPORTATION & STORAGE

6.1% compared to the North West average of 5.8% and 5% for UK



TOTAL POPULATION

111,090



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M57 KNOWSLEY

TERMS

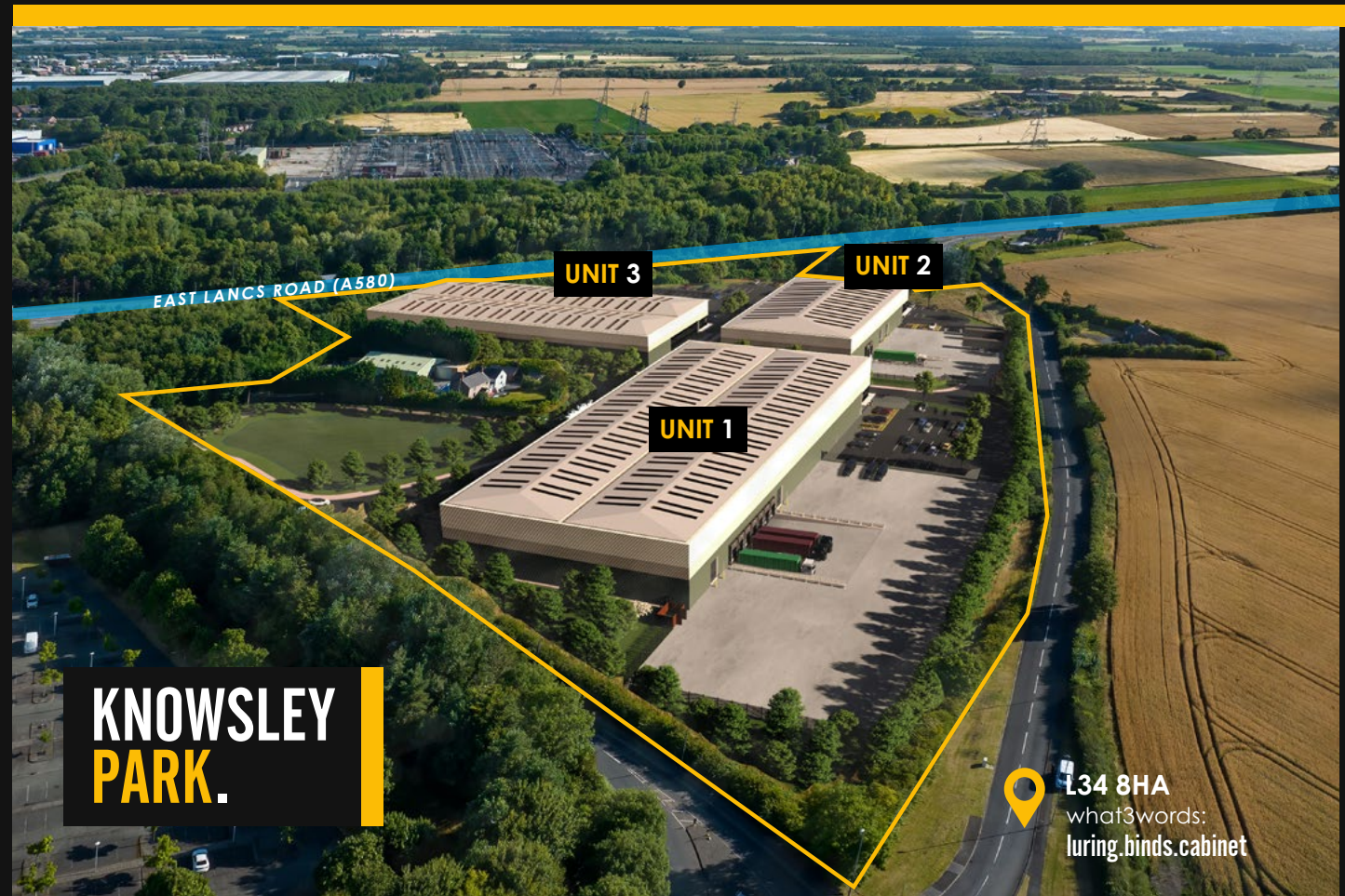
The unit is available for sale on a freehold basis or To Let on a new FRI lease subject to terms to be negotiated. Bespoke packages are available.

VIEWINGS & SITE VISITS

By appointment only with the joint agents.

KNOWSLEYPARK.CO.UK

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