



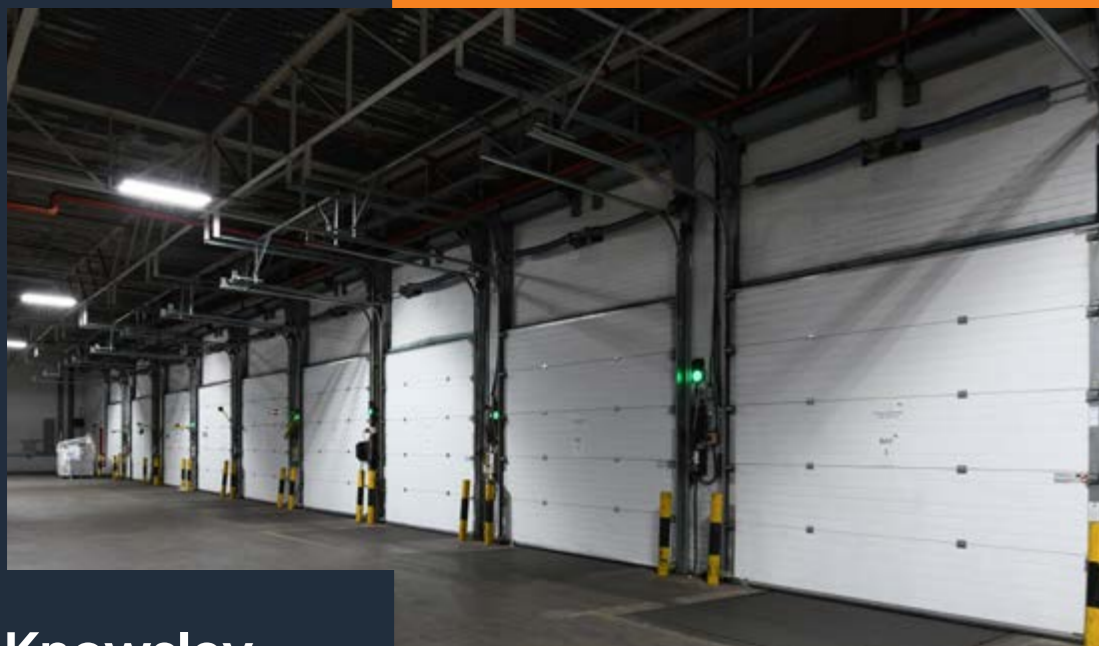
Knowsley
Ainsworth Lane,
Knowsley, L34 9EU

200

AVAILABLE
AUGUST 2024

INDUSTRIAL / DISTRIBUTION FACILITY TO LET

199,092 SQ FT (18,496.3.45 SQ M)
ON A SITE OF 10.73 ACRES (4.34 HECTARES)



DESCRIPTION

Knowsley 200 is a distribution / production facility extending 199,092 sq ft (GIA). The unit is located on Knowsley Business Park and fronts the East Lancs Road (A580) in close proximity to J4 of the M57.

- Close to J4 of the M57
- Self-contained fully secure site
- There are a total of 12 dock levellers and 3 level access doors
- Located between Port of Liverpool & M6 Motorway
- Comprehensively refurbished in 2019
- Prominent location fronting A580 East Lancs Road
- 15 mins drive from M6 motorway

SPECIFICATION

The building provides a self-contained industrial/warehouse building which has undergone an extensive refurbishment specification as follows:



Clearance height up to 5.12-7.33m



LED Lighting to the Warehouse



Ground floor office / amenity block



12 dock loading doors



5 level access doors



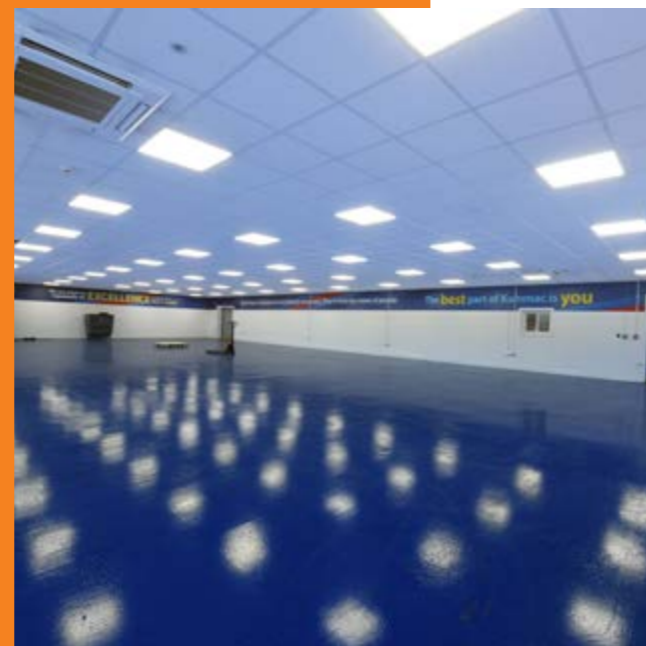
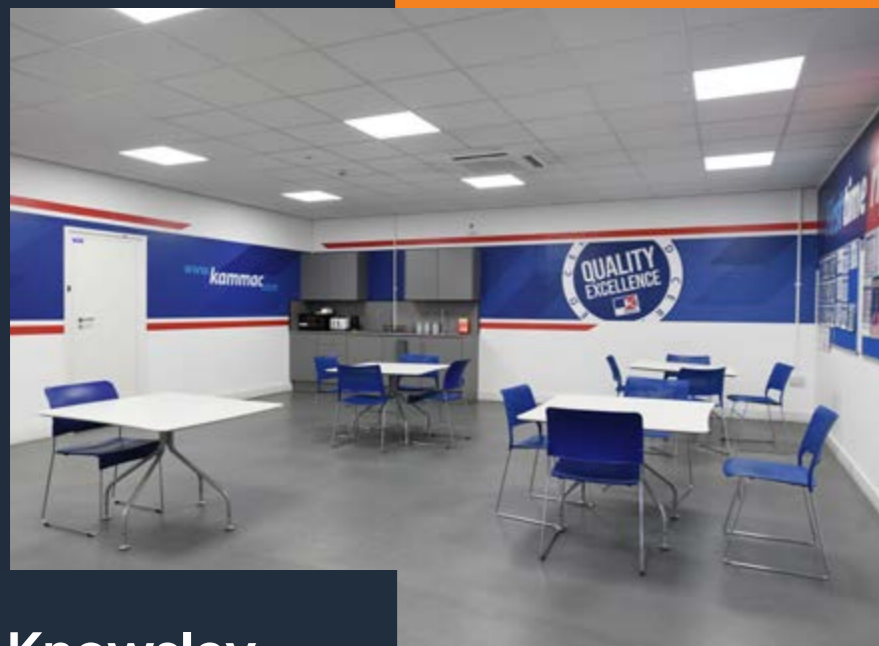
Power 800KVA



Security controlled entrance



Fully fenced and secure site



ACCOMMODATION

Approximate floor areas for the building are broken down as follows:

	SQ FT	SQ M
Warehouse	190,359	17,685
Office/Amenity Area	8,470	787
Security Hut	263	24
TOTAL	199,092	18,496

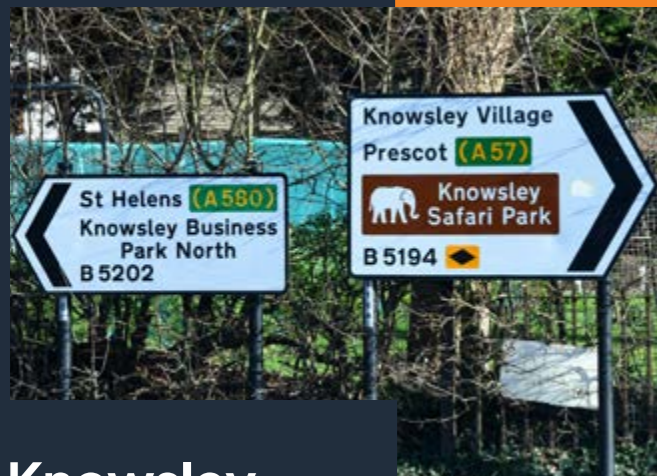


LOCATION

Knowsley 200 is located on Knowsley Business Park, adjacent to the East Lancs Road (A580) and J4 of the M57.

Knowsley Industrial Business Park is one of the largest employment areas in the UK comprising over 485 ha (1,200 acres) of employment land located 6 miles from Liverpool on the intersection of the M57, A580 East Lancs Road (linked between Liverpool and Manchester) and approximately 15 miles from J23 of the M6.

Local Occupiers include:





amazon



makro



Knowsley
200

A580 - EAST LANCASHIRE ROAD

Liverpool 8 miles &
Port of Liverpool
8.3 miles

J23 M6 9.8 miles
and Manchester
21.7 miles

AINSWORTH LANE

Knowsley
200

FURTHER INFORMATION

EPC

The EPC rating for the Property is B31.

RATES

We understand that the current rateable value for the property is £450,000 although occupiers are advised to make their own enquiries regarding rates with Knowsley Borough Council.

TERMS

The building is available to lease on terms to be agreed.

CONTACT

Please contact the agent for more details:



SAM ROYLE

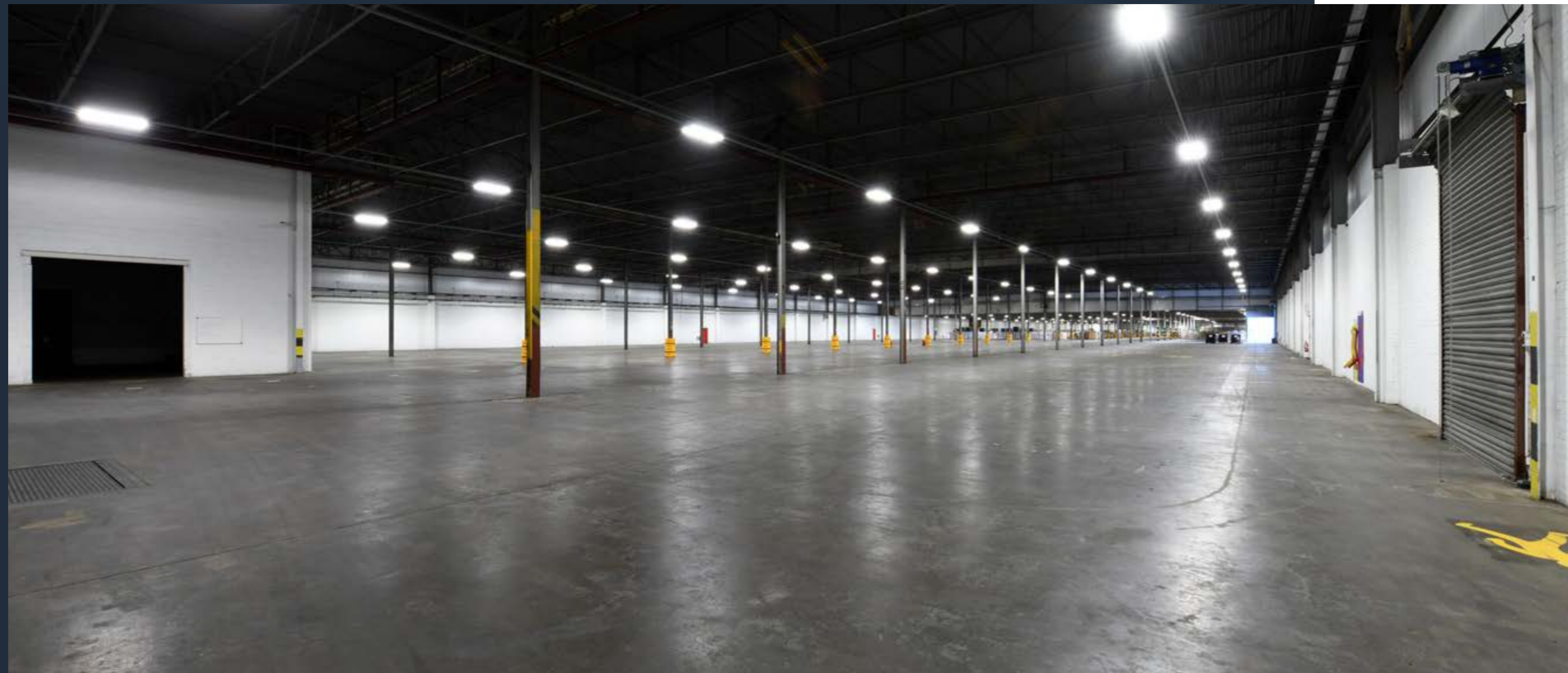
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