

TITAN

Introducing PATRICK PROPERTIES

Strategically well located industrial / distribution facility with expansion land
May split from 150,000 sq ft - 521,000 sq ft

East Lancashire Road | Knowsley L33 7TU





Overview

- Strategically well located industrial / distribution facility with expansion land
- May split from 150,000 sq ft - 521,000 sq ft
- Minimum 9 MVA power supply
- Facility rebuilt/refurbished in 2020





A580

DEVELOPMENT LAND
6 ACRES



Situation

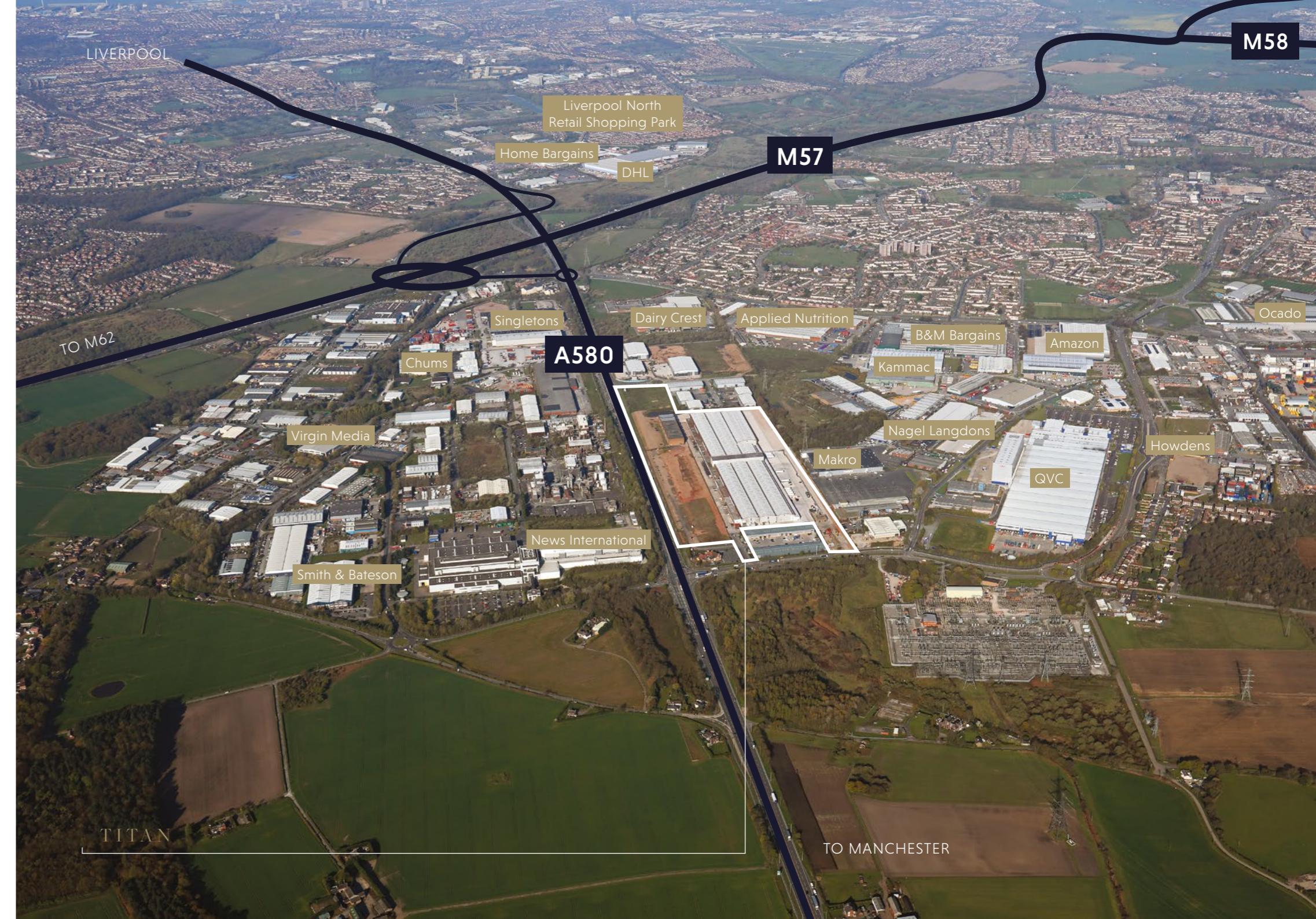
Knowsley Business Park is one of the largest industrial parks in Europe at almost 1,200 acres (485 ha) the park is home to almost 600 companies and major occupiers located at Knowsley include:



Knowsley Business Park is based on the north and south 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 fronting onto the East Lancs Road (A580) close to its junction with Coopers Lane, one of the main arterial routes on Knowsley Industrial Park.

A package of works worth £6.7M have recently been announced to improve access and connectivity at Knowsley Business Park.



Location

Knowsley is situated approximately 17 kilometres (11 miles) east of Liverpool and 48 kilometres (30 miles) west of Manchester.

Knowsley benefits from excellent communications as follows:

Road

Knowsley is served by the M57, 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.

Rail

Liverpool has major railway connections with the mainline station being Liverpool Lime Street which is served by Virgin Trains, 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.

Air

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 in 2018. There are regular scheduled flights to domestic and European destinations, as well as charter flights to over 60 destinations.

Ports

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 (20ft container units) a year. There has recently been £400m worth of investment undertaken to create a new deep sea container terminal known as Liverpool 2 which opened in 2016.

Freeport

Liverpool, as the country's leading transatlantic port, is granted Freeport Status. It handles 45% of trade from the US and is the UK's biggest western facing port.



Demographics



Nearly 1.2 million people live within the peak hour's journey to work area of Knowsley - 68.5% of them are of working age



1 in 3 under 30. The total working age group is young by national standards



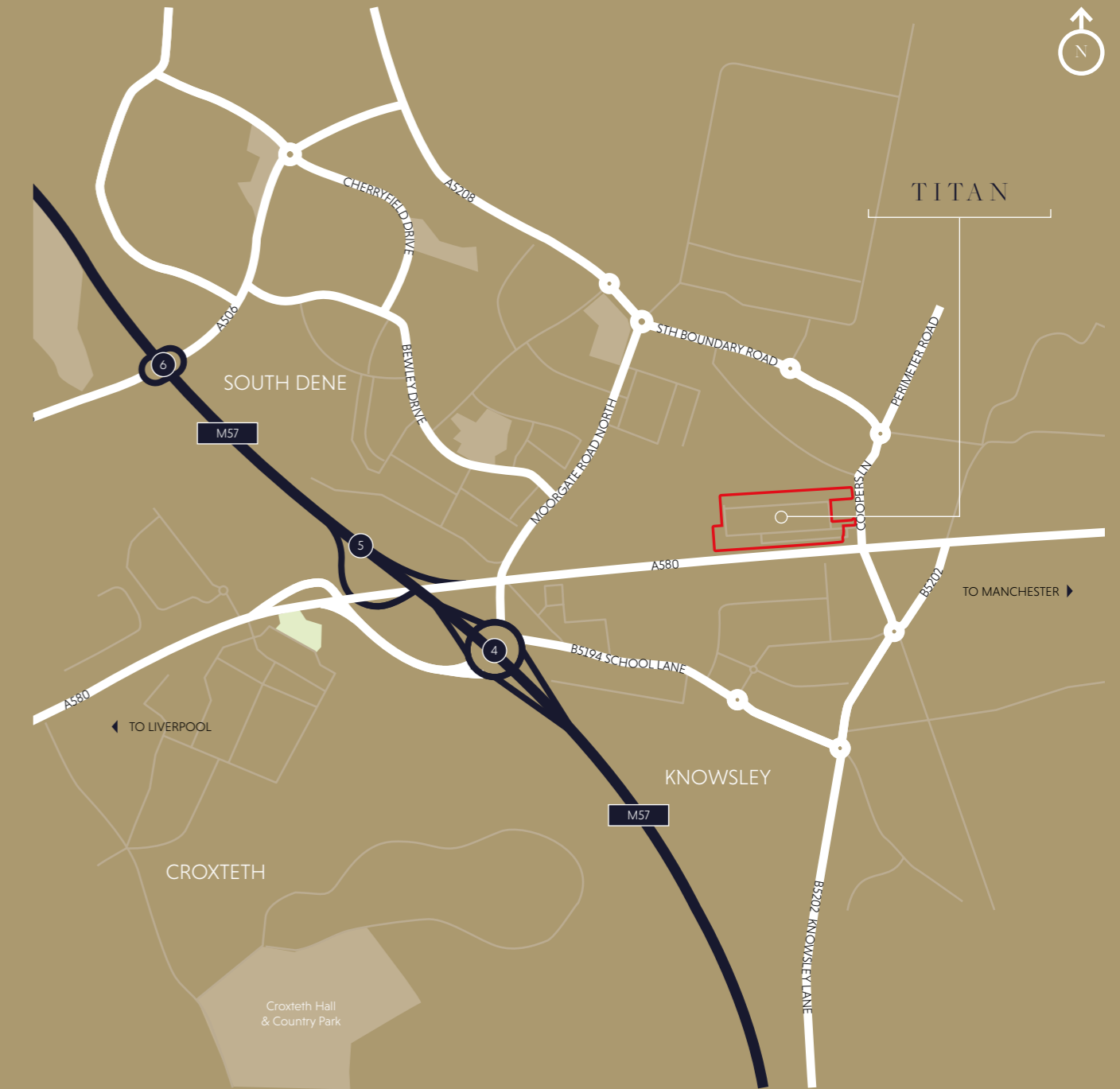
41,700 of these people work in the logistics and distribution sector



Labour market costs in the commute area serving Knowsley are amongst the lowest of all UK locations

HGV Access Time (average)

Liverpool Docks	20 mins
Liverpool John Lennon Airport	25 mins
Manchester Airport	45 mins
East Midlands Airport	2hrs 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





The LCR Freeport

The Liverpool City Region, home to the country's leading transatlantic port, is the UK's biggest western facing port, handling 45% of the UK's trade from the United States.

Titan falls within the Liverpool City Region (LCR) Freeport which is one of only eight freeports in England.

Subject to application occupiers will benefit from incentives to encourage economic activity. Freeports operate with both 'tax' and 'customs' sites.

Tax sites offer occupiers business rates relief and other incentives to support capital investment, skills and employment.

Customs sites help enable the tariff-free movement of goods for both export and import through simplified customs procedures.





Description

Titan comprises a Major Warehouse/Logistics complex totalling 521,000 sq ft with the ability to provide accommodation from 150,000 sq ft.

Substantial expansion land means additional formats can be accommodated including a new extension, further yard areas and/or a cross dock facility.

A 521,000 sq ft complex with the ability to provide accommodation from 150,000 sq ft.



Specification

Internal Specification:



Steel frame with 27m clear spans



Eaves height to underside of haunch of 9m - 15m



Insulated profile metal clad roof with 20% translucent roof lights



18 dock loading doors



9 level loading doors



Floor loading up to 50 kN/m²



Two storey offices



Suitable for very narrow aisle racking with a rack leg load of 7 tonnes placed in a back to back situation



Significant frame service loading capacity up to 1.75kn/m²



Medium pressure gas supply with capacity to supply 1600m³/hr



Excellent power supply of a minimum 9 MVA



Fully double glazed



Male and female WCs on each floor

External Specification:



Fully fenced perimeter fencing



Excellent yard depth of 50 metres



360 degree access



Extensive car parking with c.200 spaces with the option to expand



Extensive separate concrete yard area with 200 HGV trailer parking spaces



Low site density and extensive landscaping allowing flexibility to potentially increase yard area even further

Accommodation

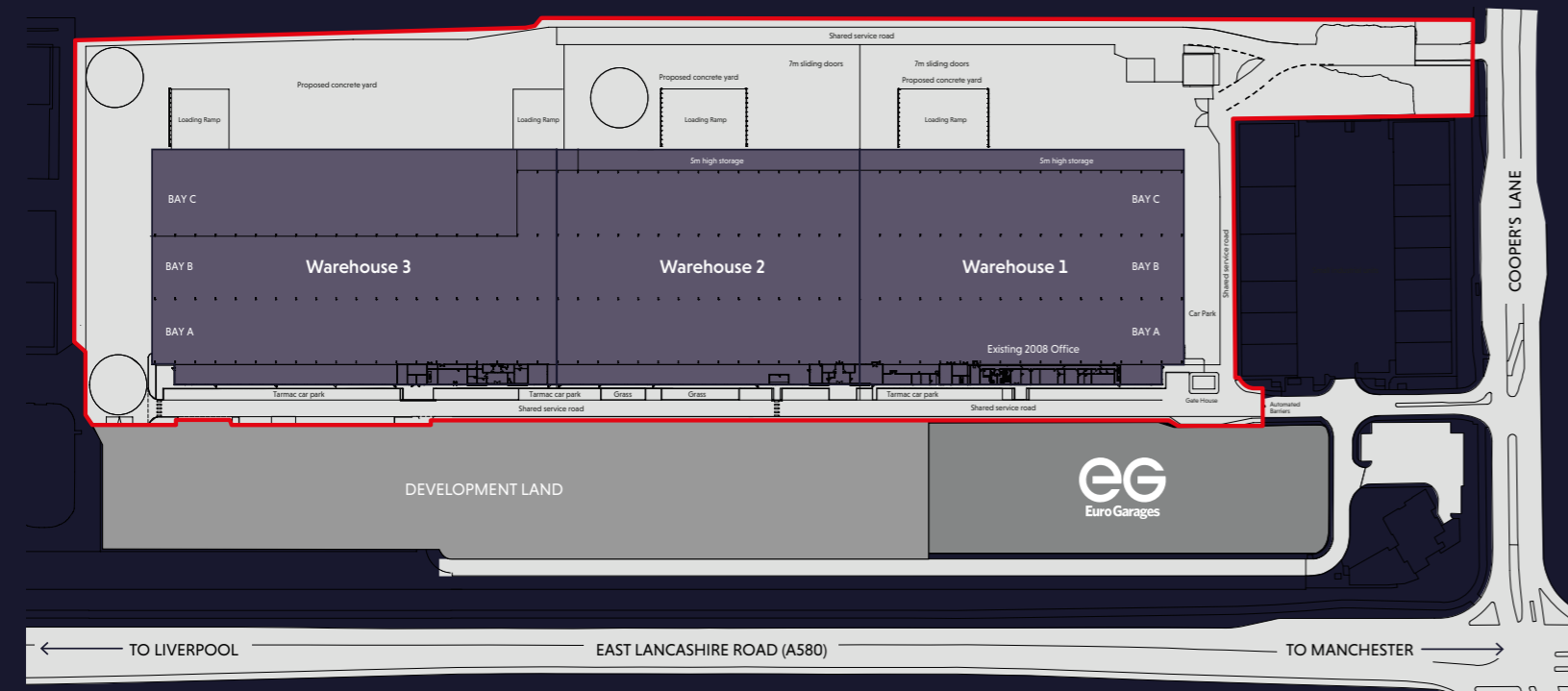
Option 1
WHOLE SITE

AREA	SQ M	SQ FT
Warehouse 1 (inc. GF offices & undercroft)	14,950.30	160,929
Warehouse 1 First Floor Offices	584.90	6,296
Warehouse 2	13,909.36	149,724
Warehouse 3	18,662.77	200,891
Security Lodge	43.94	473
External Substation / Plant Room 1	188.96	2,034
External Substation / Plant Room 2	72.00	775
Total GIA	48,412.23	521,122

Development Land

We have calculated the net developable land fronting the A580 to be 6 acres. The site is fully serviced and access is via the new road which runs parallel to the A580.

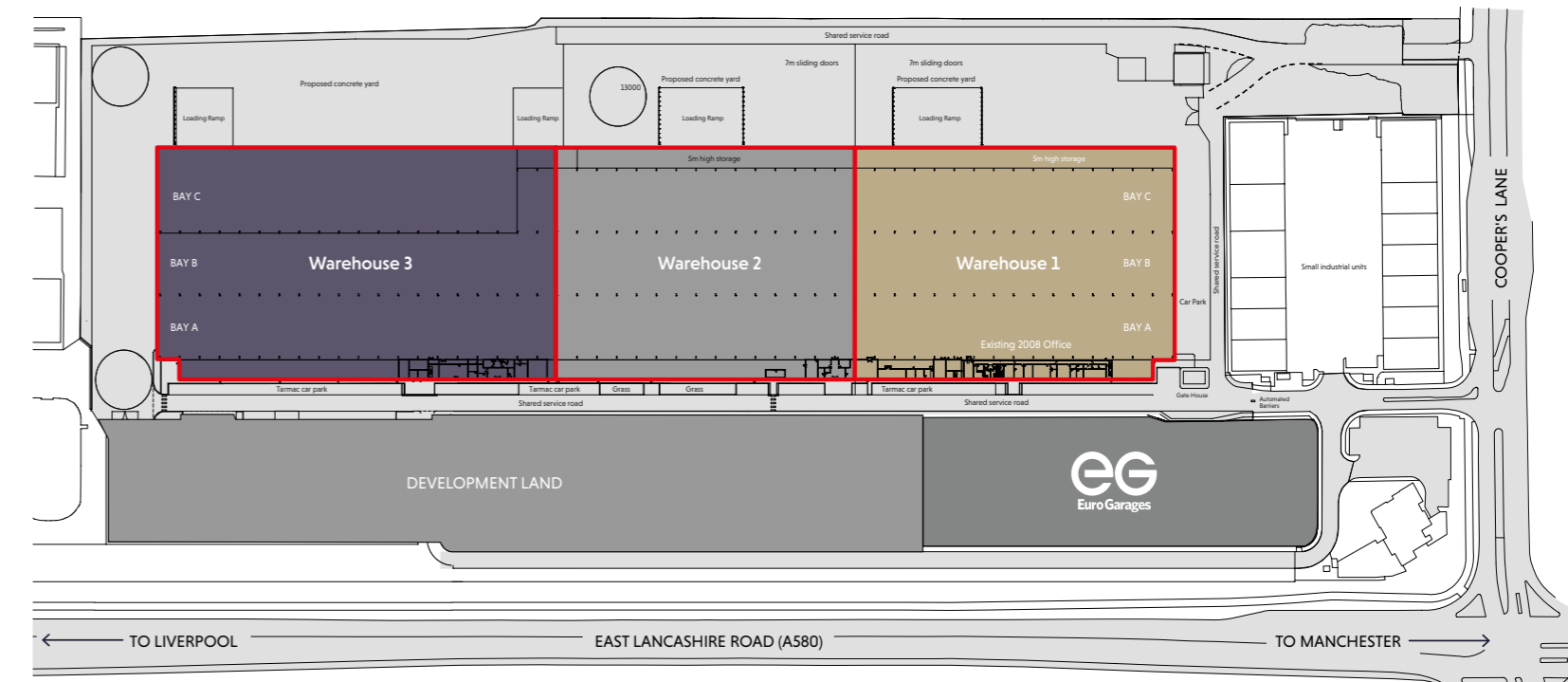
Providing the ability to extend the warehouse, add further yard areas and/or a cross dock facility.



Option 2
3 UNITS

AREA	SQ M	SQ FT
Warehouse 1 including 10k amenity block	15,535.58	167,225
Warehouse 2	13,909.36	149,724
Warehouse 3	18,662.77	200,891

Titan has the flexibility to create 3 separate units, providing accommodation from 150,000 sq ft.

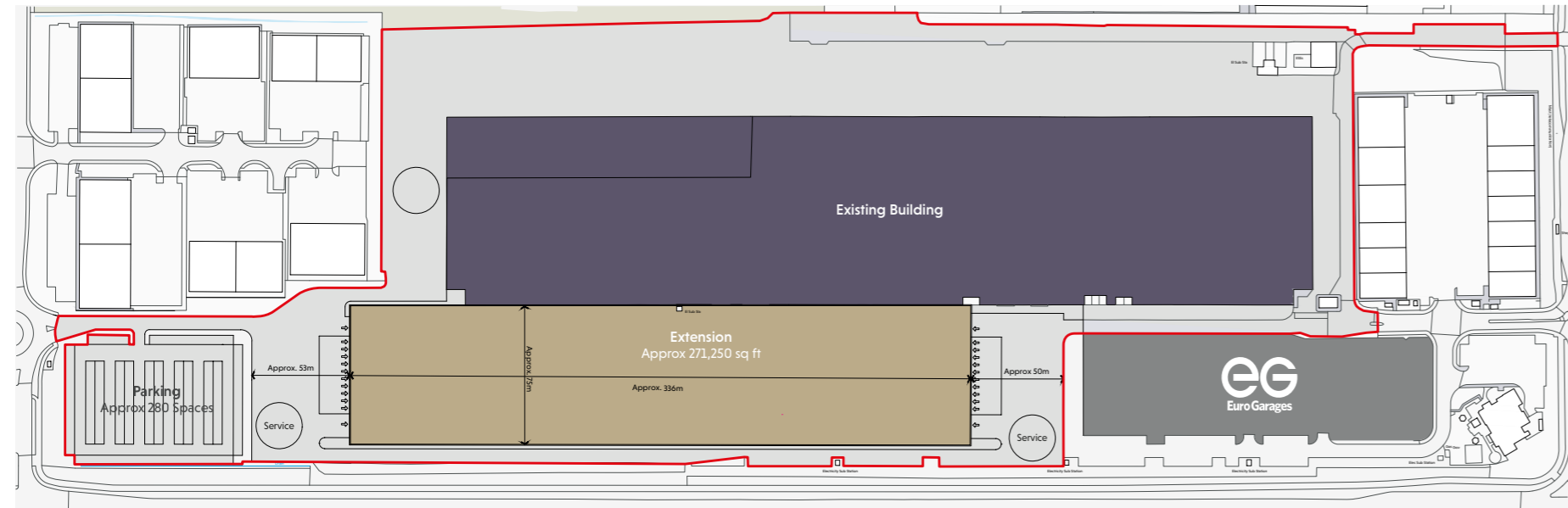


Illustrative Extension/Distribution Development

UPDATED SITE

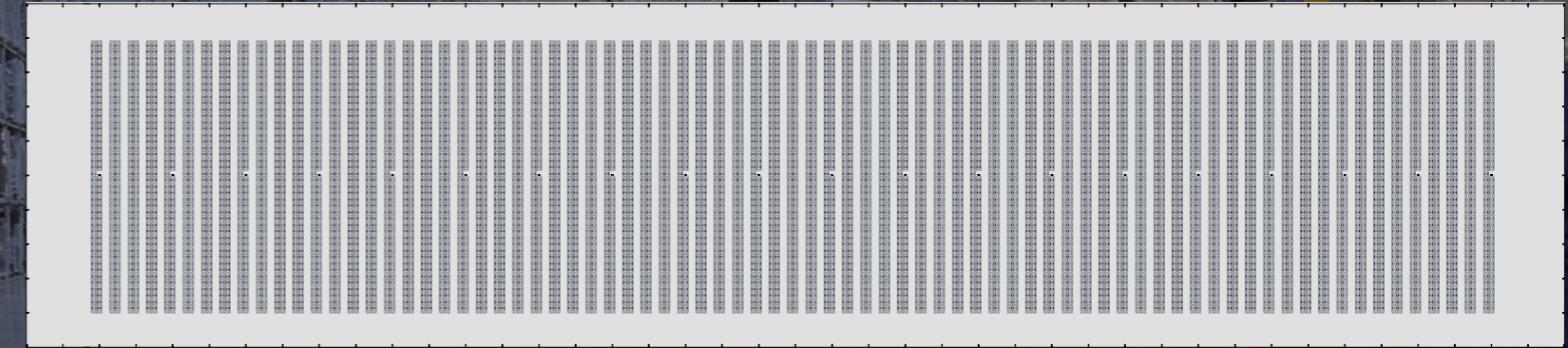
- 271,250 sq ft approx
- 50m Yards
- Cross Docked
- 280 Additional Parking Spaces

Allowing for full circulation of the entire site.



Illustrative Racking Plan

Narrow Aisle, subject to tenant requirement.
Assuming 9.80 - 12m to underside of haunch this provides in excess of 45,000 pallets.



Schematic Building Layout



Schematic Building Section

*For illustrative purposes only



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