



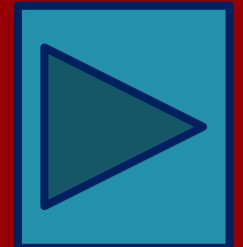
## Acornfield Road, Knowsley Industrial Estate, Liverpool

- 37 acre mixed use business park
- Industrial/workshop units
- Office/laboratory space
- 7 acre development site
- Open storage opportunities



- Fully secure site
- Land and buildings available for a variety of uses
- Substantial services capacity (Electric, Gas, Water)
- Fully functional weighbridge

**VIEW  
BROCHURE**





# Acornfield Road KNOWSLEY INDUSTRIAL ESTATE

[HOME](#)[OVERVIEW](#)[THE SITE](#)[WAREHOUSE/  
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## OVERVIEW

Knowsley Business Park is one of the largest estates in Europe at c. 1,200 acres. Image Business Park comprises a mixed use scheme of 36.05 acres of land, industrial, laboratories and office accommodation.

The business parks current occupiers include Eastman Company UK Ltd, Ames Goldsmith UK Ltd, Tradebe and Future Industrial Services Limited.

The business park benefits from up to 12,000 kVA electrical supply as well as a substantial gas supply. There is a fully independent fire protection system in situ as well as an onsite weighbridge. The site is bound by steel palisade fencing with security gates and has 24 hour security accompanied with CCTV.



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## THE SITE – FOR SALE

**Extending to 2.82 ha (7 acres)**

The site is accessed via the main security lodge off Acornfield Road, to the rear of the Eastman office building and abutting perimeter road on its eastern boundary.

Subject to the necessary consents the site has permission for B1, B2 and B8 development.

### TENURE

Long leasehold subject to a ground rent. Further details on application.

### SERVICES

We understand main services are available to the site.

12,000 kVA power supply.



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## WAREHOUSE/INDUSTRIAL SPACE

**TO LET: From circa 1,300 sq ft to 33,000 sq ft**

Image Business Park offers a range of warehouse and industrial units to suit a wide range of uses and budgets.

### Specification includes:

- Substantial electrical supply & distribution system suitable for large capacity users
- Large capacity gas supply
- Substantial water and trade effluent facilities
- Fully independent fire protection system available
- On site industrial weighbridge
- Suitable for high quality recycling, waste to energy and other feed in projects

**Current availability includes:**

Areas calculated on GIA basis.

Building Ref:	Size (Sq Ft)	Size (Sq M)	Overview
B21	1,862	173.0	good quality warehouse
B43	33,301	3,093.8	office/warehouse
B46	3,638	338.0	warehouse/storage
B49	1,286	119.5	basic storage space
B84	2,808	260.9	warehouse/industrial

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## OFFICE / LABORATORY / CANTEEN SPACE

**TO LET: From circa 500 sq ft to 20,100 sq ft**

Image Business Park offers a range of office, canteen and laboratory space to suit a wide range of uses and budgets.

### Specification includes:

- Suspended ceilings
- Open plan accommodation
- Flexible and competitive terms
- 24 / 7 security

**Current availability includes:**

Areas calculated on GIA basis.

Building Ref:	Size (Sq Ft)	Size (Sq M)	Overview
B8	4,306	400.0	offices/lab space
B20	4,287	398.3	former canteen
B43	33,301	3,093.8	office/warehouse

[Click Here to View Site Availability Layout Plan](#)



# Acornfield Road KNOWSLEY INDUSTRIAL ESTATE

HOME	OVERVIEW	THE SITE	WAREHOUSE/ INDUSTRIAL SPACE	OFFICE/LAB/ CANTEEN	LOCATION	FURTHER INFORMATION	EPC	SITE LAYOUT PLAN
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## LOCATION

Located on the established Knowsley Industrial Park, 10 miles north east of Liverpool and 32 miles from Manchester the site has extensive frontages to Acornfield Road and Perimeter Road. Just 2 miles from the A580/M57 (J4/5) intersection the site has excellent connectivity throughout the region with Seaforth Container Port (9 miles), Knowsley Railfreight terminal (0.5 miles), Liverpool John Lennon airport (15 miles) and Manchester airport (29 miles) providing excellent worldwide passenger and freight links.

Sat Nav: L33 7UG





# Acornfield Road KNOWSLEY INDUSTRIAL ESTATE

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For further information and viewings please contact the joint agents:



**0151 255 0755**  
[www.keppiemassie.com](http://www.keppiemassie.com)

Andrew Byrne [andrewbyrne@keppiemassie.com](mailto:andrewbyrne@keppiemassie.com)

Tony Reed [tonyreed@keppiemassie.com](mailto:tonyreed@keppiemassie.com)

## Lease Terms

On application.

## Business Rates

The tenant will be responsible for any business rates levied on the demise by the local authority.

## VAT

All rentals, prices and outgoings quoted are exclusive but may be subject to VAT.



**0151 675 5000**  
[www.b8re.com](http://www.b8re.com)

Jonathan Thorne [jon@b8re.com](mailto:jon@b8re.com)

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## ENERGY PERFORMANCE CERTIFICATES

UNIT  
20

**Energy Performance Certificate**  
Non-Domestic Building

Unit 20  
Image Business Park  
Acornfield Road  
Knowsley Industrial Estate  
L35 9TF

Certificate Reference Number:  
1975-201-121-0182-3471

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to the benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.commercial.gov.uk/epc](http://www.commercial.gov.uk/epc).

**Energy Performance Asset Rating**

**Technical Information**

Heating system	Oil (Liquid) Heating	Renewable	None
Building envelope	Heating and natural ventilation	Building envelope	None
Total useful floor area (m <sup>2</sup> )	416	Energy use	100 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	3	Energy use	100 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	191	Energy use	100 kWh/m <sup>2</sup> /year

**Green Deal Information**

The Green Deal will be available from the end of 2012. For more information on the Green Deal and what you can do to improve your building's energy efficiency, visit [www.commercial.gov.uk/green-deal](http://www.commercial.gov.uk/green-deal).

UNIT  
46

**Energy Performance Certificate**  
Non-Domestic Building

Unit 46  
Image Business Park  
Acornfield Road  
Knowsley Industrial Estate  
L35 9TF

Certificate Reference Number:  
1975-201-121-0182-4493

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to the benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.commercial.gov.uk/epc](http://www.commercial.gov.uk/epc).

**Energy Performance Asset Rating**

**Technical Information**

Heating system	Oil (Liquid) Heating	Renewable	None
Building envelope	Heating and natural ventilation	Building envelope	None
Total useful floor area (m <sup>2</sup> )	416	Energy use	100 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	3	Energy use	100 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	113	Energy use	100 kWh/m <sup>2</sup> /year

**Green Deal Information**

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UNIT  
49

**Energy Performance Certificate**  
Non-Domestic Building

Unit 49  
Image Business Park  
Acornfield Road  
Knowsley Industrial Estate  
L35 9TF

Certificate Reference Number:  
1975-201-121-0182-4493

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to the benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.commercial.gov.uk/epc](http://www.commercial.gov.uk/epc).

**Energy Performance Asset Rating**

**Technical Information**

Heating system	Oil (Liquid) Heating	Renewable	None
Building envelope	Heating and natural ventilation	Building envelope	None
Total useful floor area (m <sup>2</sup> )	317	Energy use	23 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	3	Energy use	23 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	74	Energy use	23 kWh/m <sup>2</sup> /year

**Green Deal Information**

The Green Deal will be available from the end of 2012. For more information on the Green Deal and what you can do to improve your building's energy efficiency, visit [www.commercial.gov.uk/green-deal](http://www.commercial.gov.uk/green-deal).

UNIT  
84

**Energy Performance Certificate**  
Non-Domestic Building

Unit 84  
Image Business Park  
Acornfield Road  
Knowsley Industrial Estate  
L35 9TF

Certificate Reference Number:  
1975-201-121-0182-4493

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to the benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.commercial.gov.uk/epc](http://www.commercial.gov.uk/epc).

**Energy Performance Asset Rating**

**Technical Information**

Heating system	Oil (Liquid) Heating	Renewable	None
Building envelope	Heating and natural ventilation	Building envelope	None
Total useful floor area (m <sup>2</sup> )	207	Energy use	22 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	3	Energy use	22 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	61	Energy use	22 kWh/m <sup>2</sup> /year

**Green Deal Information**

The Green Deal will be available from the end of 2012. For more information on the Green Deal and what you can do to improve your building's energy efficiency, visit [www.commercial.gov.uk/green-deal](http://www.commercial.gov.uk/green-deal).

UNIT  
21 & 24

**Energy Performance Certificate**  
Non-Domestic Building

Unit 21 & 24  
Image Business Park  
Acornfield Road  
Knowsley Industrial Estate  
L35 9TF

Certificate Reference Number:  
1975-201-121-0182-1203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to the benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.commercial.gov.uk/epc](http://www.commercial.gov.uk/epc).

**Energy Performance Asset Rating**

**Technical Information**

Heating system	Oil (Liquid) Heating	Renewable	None
Building envelope	Heating and natural ventilation	Building envelope	None
Total useful floor area (m <sup>2</sup> )	212	Energy use	25 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	3	Energy use	25 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	125	Energy use	25 kWh/m <sup>2</sup> /year

**Green Deal Information**

The Green Deal will be available from the end of 2012. For more information on the Green Deal and what you can do to improve your building's energy efficiency, visit [www.commercial.gov.uk/green-deal](http://www.commercial.gov.uk/green-deal).

UNIT  
8

**Energy Performance Certificate**  
Non-Domestic Building

Unit 8  
Image Business Park  
Acornfield Road  
Knowsley Industrial Estate  
L35 9TF

Certificate Reference Number:  
1975-201-121-0182-3731-4300

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to the benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.commercial.gov.uk/epc](http://www.commercial.gov.uk/epc).

**Energy Performance Asset Rating**

**Technical Information**

Heating system	Oil (Liquid) Heating	Renewable	None
Building envelope	Heating and natural ventilation	Building envelope	None
Total useful floor area (m <sup>2</sup> )	22	Energy use	16 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	3	Energy use	16 kWh/m <sup>2</sup> /year
Building envelope (kWh/m <sup>2</sup> /year)	191	Energy use	16 kWh/m <sup>2</sup> /year

**Green Deal Information**

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# INDICATIVE SITE LAYOUT PLAN

Not To Scale

 DEVELOPMENT SITE/LAND	 LET AREAS	 AVAILABLE TO LET
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