

FOR SALE/TO LET

FULLY FITTED CHILLED/AMBIENT WAREHOUSE FACILITY



CADDICK RD, KNOWSLEY BUSINESS PARK L34 9HP

20,000 TO 89,688 SQ FT
ON A SITE OF 3.1 ACRES

STRATEGIC LOCATION

PROVIDING FAST ACCESS TO M57/M58 & M6 PLUS LIVERPOOL/DOCKS, MANCHESTER & THE REGIONAL AIRPORTS

THE SITE

The property comprises 89,688 sq ft (8,332.30 sq m) of Warehouse & offices on a secure, self-contained, site with parking and yard areas.

The property can be sub-divided to provide units from 20,000 to 89,688 sq. ft

SCHOOL LANE





KNOWSLEY BUSINESS PARK IS ONE OF THE LARGEST INDUSTRIAL PARKS IN EUROPE AT ALMOST 1,200 ACRES (485 HA), BEING HOME TO ALMOST 600 COMPANIES AND MAJOR OCCUPIERS LOCATED AT KNOWSLEY INCLUDE:



MATALAN



BOSCH



STOVES



home bargains



makro



LOCATION

Knowsley Business Park is based either 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 M57 also connects to the M58 to the north and M62 to the south.



The property is located on the southern side of the East Lancashire Road (A580) and is accessed off School Lane, which has direct access from junction 4 of the M57.

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. Major occupiers include B&M, QVC, Matalan, Amazon, Makro, DHL, Home Bargains and Liverpool FC.



LIVERPOOL



M57

J4 M57

KNOWSLEY

M57



TO M62



A580



TO MANCHESTER



DRIVE
TIMES

A580 East Lancs
2 mins

M57 Junction 4
3 mins

M58
8 mins

M6 Junction 23
15 mins

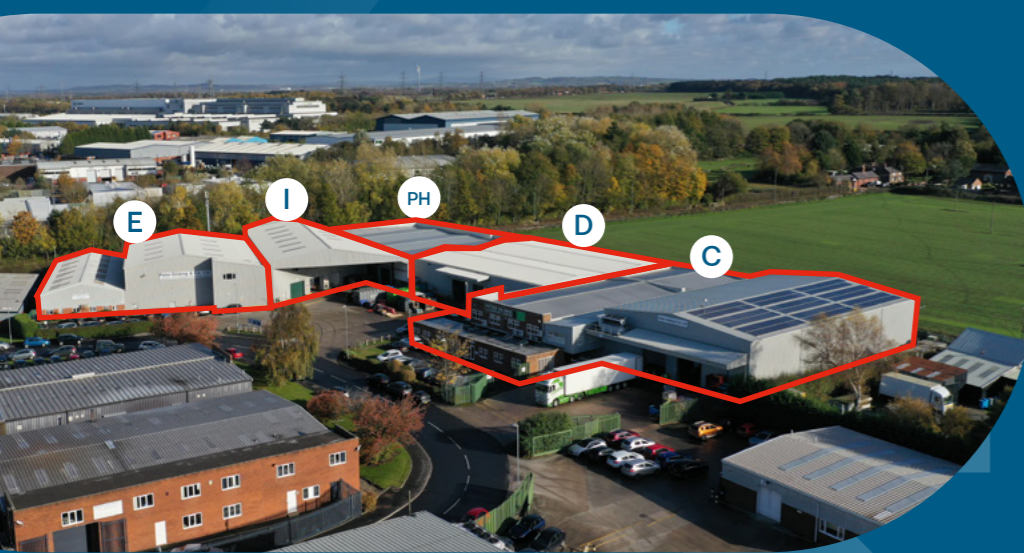
Liverpool Docks
18 mins




Liverpool John
Lennon Airport
25 mins



Manchester Airport
40 mins



ACCOMMODATION



-  Eaves height 3m to 6.3m
-  9 loading doors
-  2no. mains incoming power supplies with 138KVA & 217KVA capacities

-  A mix of fluorescent, LED + low energy Lighting
-  Photovoltaic (PV) roof panels (50KWp)

AVAILABILITY

Units are available from 20,000 to 89,688 sq ft to suit an occupier's requirements.



BLOCK	SPACE	SQ FT	SQ M
C	GF (Warehouse)	19,630	1,823
	GF (Office)	3,240	301
	1st Floor Office	1,460	135
D	Ground Floor	12,895	1,197
PH (Pack House)	Ground Floor	16,496	1,532.53
E	Ground Floor Warehouse	11,575	1,075.5
	Ground Floor Office	890	82.5
	1st Floor Mezzanine Storage	6,892	640
	1st Floor Office	890	82.5
I (Infil)	Ground Floor	7,860	730
	1st Floor Office	7,860	730
TOTAL		89,688	8,332.30





FURTHER INFORMATION

For further information please contact one of the joint agents:

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TERMS

The facility is available To Let on terms to be agreed. Alternatively, consideration may be given to a sale.

LEGAL COSTS

Each party will be responsible for their own legal costs.

RATEABLE VALUE

Interested parties should make their own enquiries of the relevant local authority.

EPC

Energy Performance certificates for the various units are available upon request from the agents.

VAT

Figures where quoted are exclusive of but may be liable to VAT at the prevailing rate.

TENURE

The property is held Freehold under Title Numbers:
MS365866
MS428462
MS535292



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