



INDURENT

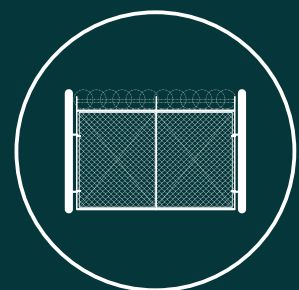
MOORGATE POINT

KNOWSLEY
L33 7XW
///TOGGLE.CUPCAKE.GUESSWORK

TO LET
UNIT 2 & 3: 137,608 SQ FT (41,943 SQ M)
Available now, with flexible terms.



Fully racked space.



Secure site.



Warehousing that Works.

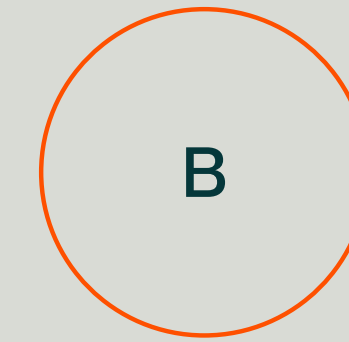
High performance space for your business.

Moorgate Point is a secure self-contained industrial and office complex. The site extends to almost 30 acres and provides over 450,000 sq ft of Warehouse, Industrial and Workshop accommodation along with a variety of office suites to suit many occupiers.

An ideal location for the North West.

Moorgate Point is located in a prominent position at the entrance to Knowsley Industrial Park, one of the region's largest business parks. It is home to well known names such as Amazon, Matalan, Dairy Crest, QVC, DHL, Home Bargains, News International, Potter Group, Burtons Foods, B&M, SIG, Ocado, Hermes Parcels, Toyota and Britannia Storage.

Moorgate Point is strategically located on Moorgate Road just off the A580 (East Lancashire Road) and quarter of a mile from Junctions 4 and 5 of the M57. The site is ideally located to service the North West via the M62, M57 and M58.



EPC B rating.



Refurbished roof.



Part of an established, well connected, business park.



The unit benefits from existing racking in place providing 7,342 pallet positions in its existing configuration.



On site security.



Warehousing that Works.

Strategic location.

Moorgate Point sits within the Liverpool City Region Freeport.

Home to the UK's biggest western facing port, handling 45% of the UK's trade from the United States, Liverpool is a natural freeport location and hub for global commerce. The Freeport area takes in a 45km diameter from the western point of Wirral Waters to the eastern point of Port Salford and includes all six of the city region's local authorities. The LCR Freeport is a multi-gateway, multi-modal zone covering 300 hectares of land and the freeport sites, which include several existing rail terminals and water-accessible locations.

Freeports are special designated areas within the UK's borders where different economic regulations apply. Eligible Businesses are able to apply for Custom Site Operators (CSO) status, which would allow them to take advantage of the following:

- Duty suspension
- Duty exemption on re-exports
- Flexibility on how duty is calculated
- Simplified customs procedures to import, export, store or processing of goods
- Streamlined processes for bringing goods into and moving goods between customs sites
- More information can be found at <https://www.liverpoolcityregion-ca.gov.uk/freeport>



Warehousing that Works.

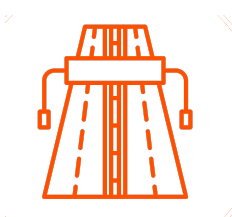




LIVERPOOL CITY
CENTRE 7 MILES

Aerial Plan.

You're well-connected.



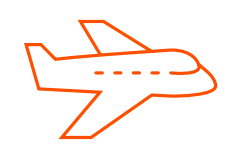
MAJOR ROADS

M57, junction 4	0.6 miles
M58, junction 1	4.3 miles
M62, junction 6	6.3 miles
M6 South, junction 21A	17.5 miles
M6 North, junction 26	16.5 miles



CITIES

Liverpool City Centre	7 miles
Manchester City Centre	32.3 miles



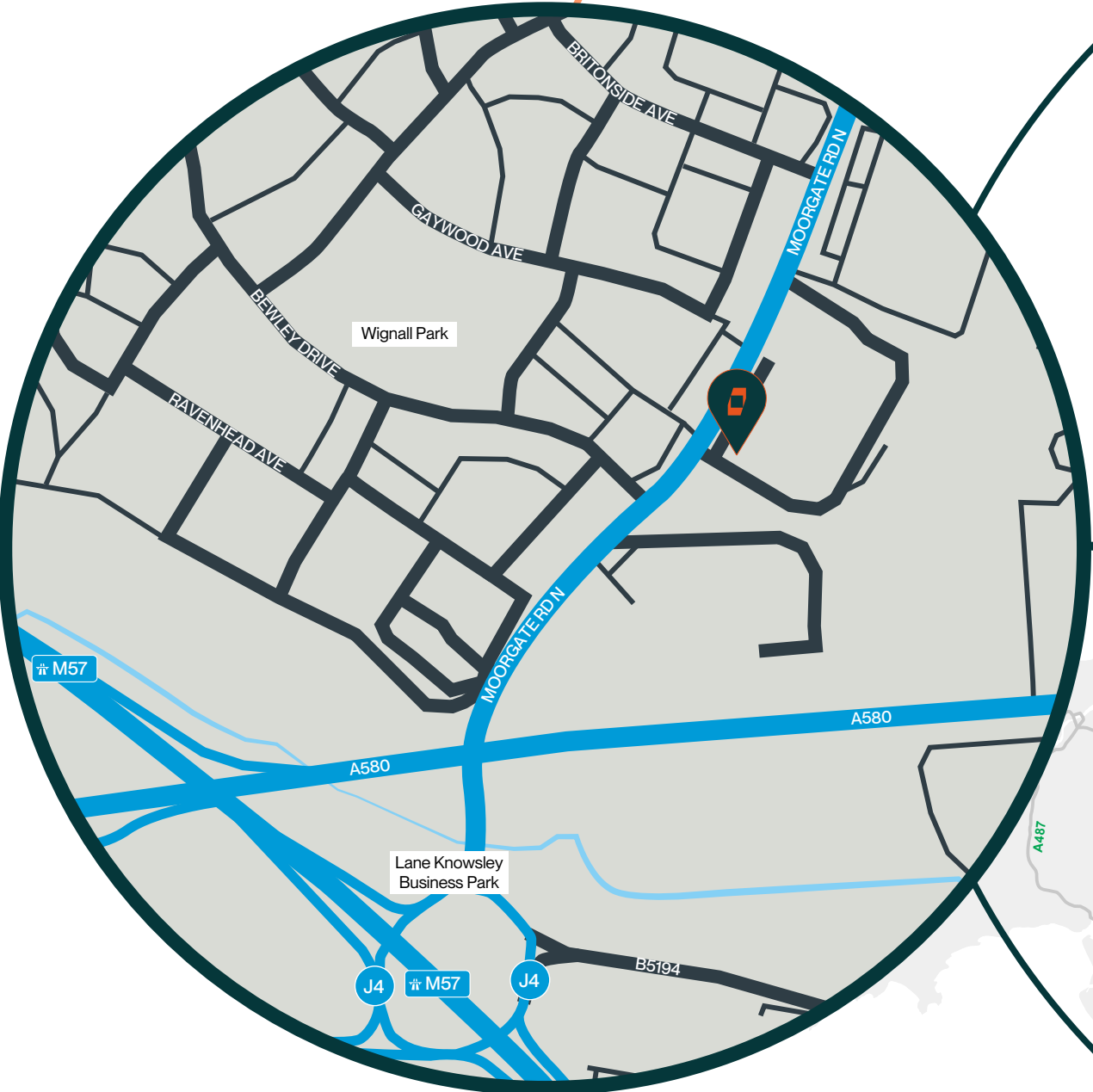
AIRPORTS

Liverpool JL Airport	13 miles
Manchester Airport	32 miles



PORTS

Liverpool Ports	8.5 miles
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Drive times

Within 30 min labour pool

Within 1 hour

Within 2 hours

Within 3 hours

Source: Google maps.

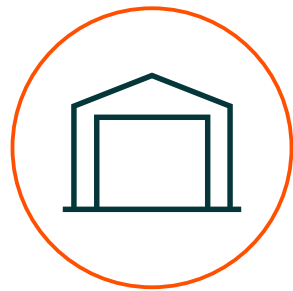
Travel distances are approximate.

Maps not to scale.

Schedule of accommodation.

UNIT 2 & 3	
WAREHOUSE	137,608 SQ FT (41, 943 SQ M)
CLEAR INTERNAL HEIGHT	7.6 M
LEVEL ACCESS LOADING DOORS	6
DOCK LEVEL ACCESS LOADING DOORS	2

All floor areas are approximate gross internal areas.



7.6m clear working height



Designated parking areas



EPC B rated



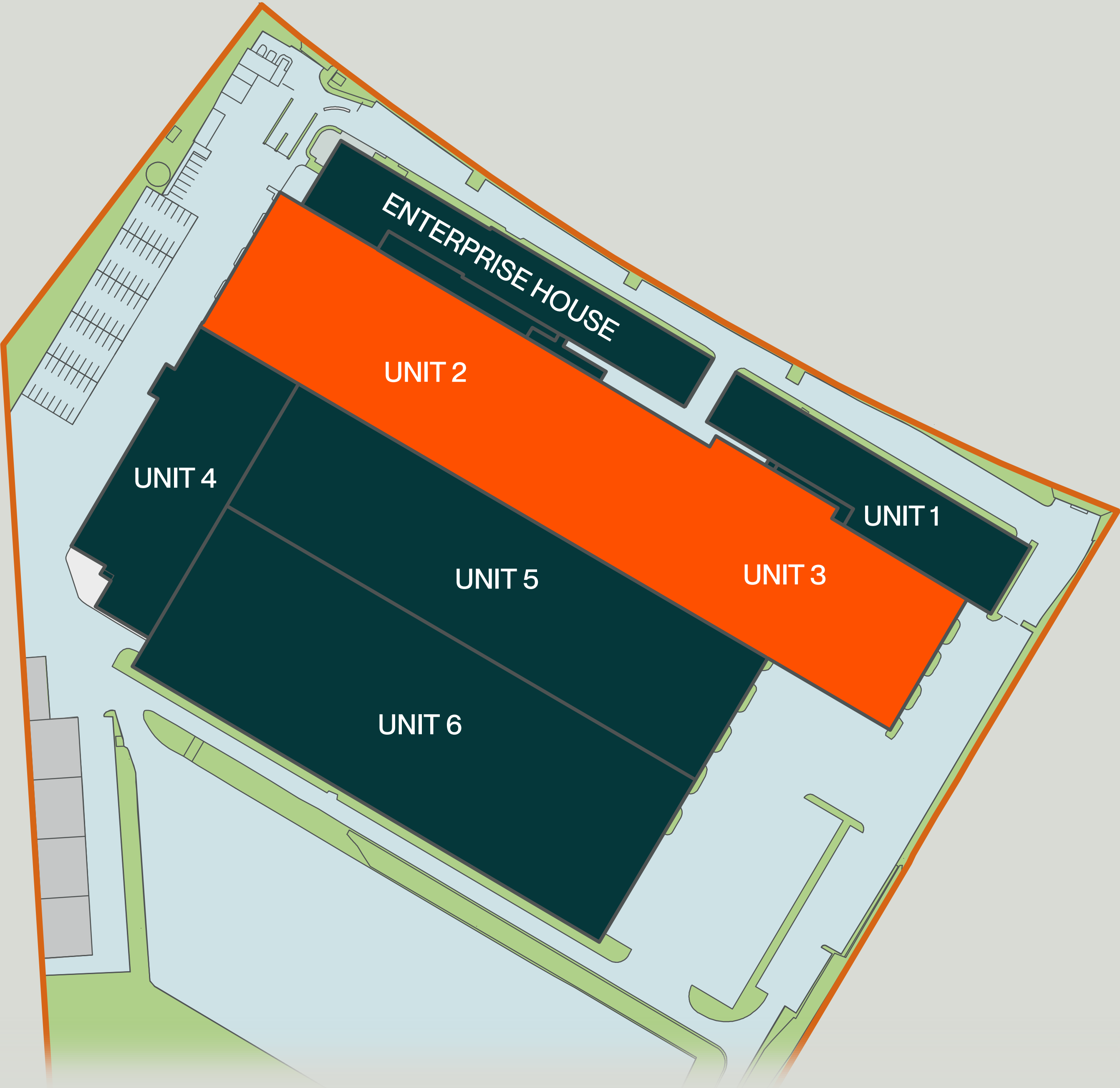
Extensive additional office space is available on-site (size to suit occupier requirements from 100 sq ft to 10,000 sq ft)



Warehousing that Works.



Development layout.



Development layout is indicative.



Warehousing that Works.

Racking plan.

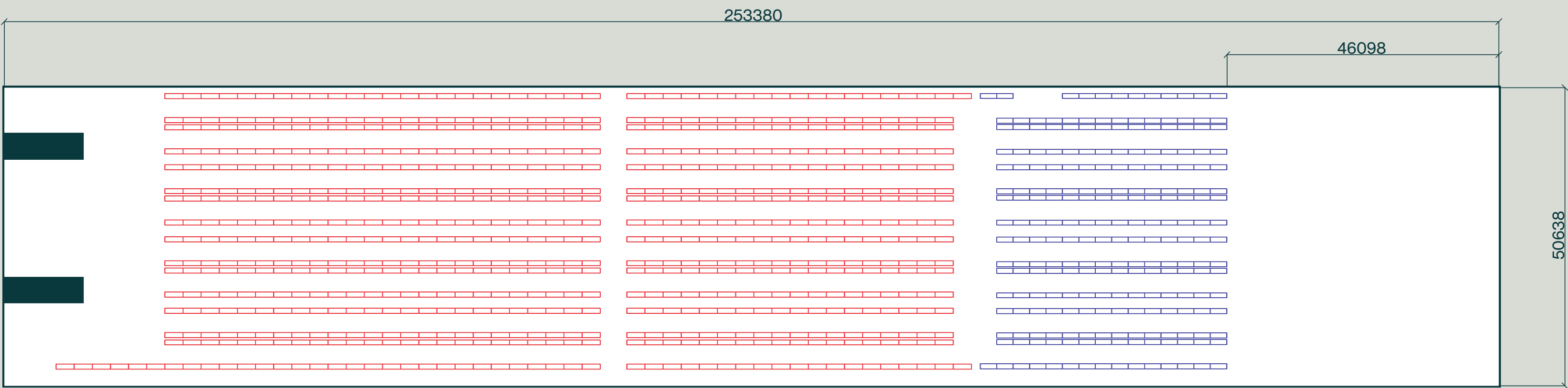
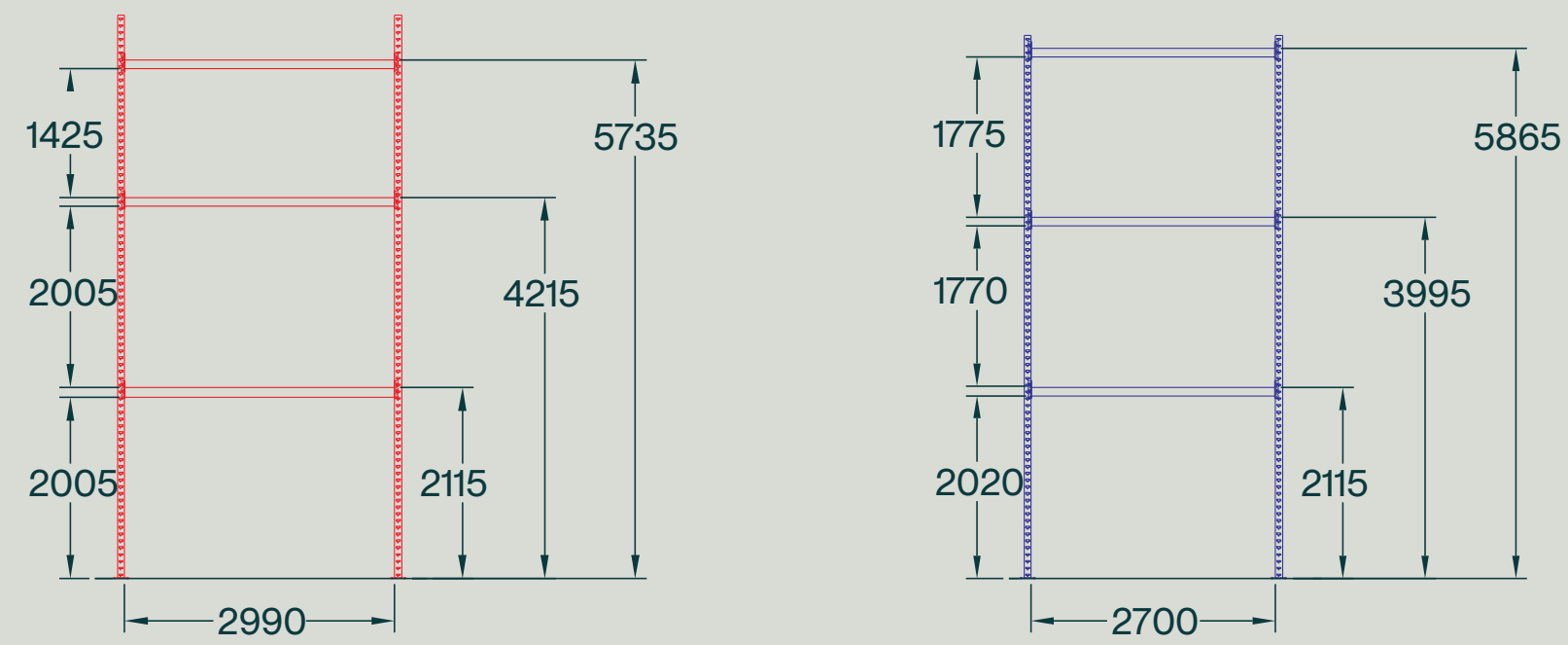
Key

Standard Adjustable Pallet Racking
currently installed in Moorgate 2/3

7342 Standard UK Pallets
1200 x 1000mm
1000kgs
3200mm Rack to Rack Aisles.

5424 Standard UK Pallets
1200 x 1000mm 1 ton

1918 Standard UK Pallets
1200 x 1000mm 1 ton



Racking plan is indicative.





HENRIETTA DANIELS
SENIOR ASSET MANAGER

07870 845 650

henrietta.daniels@indurent.com



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Warehousing that Works.

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