

- **FOR SALE/TO LET**  
FOR INDUSTRIAL, DISTRIBUTION  
& COMMERCIAL
- **HIGH SPECIFICATION UNITS**  
LOCATED DIRECTLY OFF THE EAST  
LANCS ROAD (A580)
- **1 MILE FROM J4 M57 MOTORWAY**  
AND 7 MILES FROM THE M62  
MOTORWAY
- **PROPOSED 3 UNITS:**  
UNIT 1 - 74,410 SQ FT (6,913 SQ M)  
UNIT 2 - 33,271 SQ FT (3,091 SQ M)  
UNIT 3 - 54,228 SQ FT (5,038 SQ M)

# KNOWSLEY PARK.

M57 KNOWSLEY  
L34 8HA



**L34 8HA**  
what3words:  
luring.binds.cabinet

A project by

**CaddickDevelopments.** | [caddickdevelopments.co.uk](http://caddickdevelopments.co.uk)

# KNOWSLEY PARK.

M57 KNOWSLEY

The site is an extension to Knowsley Industrial Estate prominently situated off the East Lancs Road (A580) Knowsley, which is less than one mile of junction 4 of the M57 and less than 7 miles of junction 6 of the M62. The location allows access to the regional motorway network, bringing Manchester and Liverpool within a 45 and 20 minute drive time respectively.



LIVERPOOL

M57/J4

M57

Amazon

Estar Truck  
And Van

M57

Seako Logistics

QVC

M57

GAP Hire

Kammac

Makro

Smith and  
Bateson

Newspinters

A580

KNOWSLEY  
PARK.

UNIT 1

UNIT 3

UNIT 2

B502

A580

MANCHESTER

B502

Please enjoy a virtual  
tour of our site.



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## SPECIFICATION ALL BUILDINGS



BREEAM TARGETED  
**EXCELLENT**



EPC  
**A RATING**



ROOF LIGHTS  
**15%**



**PV ENABLED**  
ROOF & INFRASTRUCTURE



**10%**  
EV CHARGING POINTS AT 7KW EACH  
To the remainder a further 20% EV ready charging points i.e ducts in place only



10 - 12.5M  
EAVES



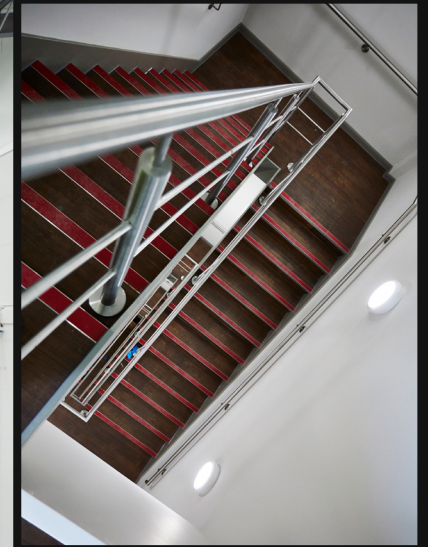
50KN/M2 FLOOR  
LOADING



40 - 45M YARD  
DEPTH



DOCK & LEVEL  
LOADING



Interior images are indicative

**KNOWSLEY  
PARK.**



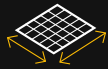
**KNOWSLEY  
PARK.**

**UNIT 1 - 74,410 SQ FT (6,913 SQ M)**  
**UNIT 2 - 33,271 SQ FT (3,091 SQ M)**  
**UNIT 3 - 54,228 SQ FT (5,038 SQ M)**

**SPECIFICATION  
INDIVIDUAL BUILDINGS**

**KNOWSLEY  
PARK.**

**UNIT 1  
74,410 SQFT**



70,040 SQFT WAREHOUSE



4,370 SQFT OFFICE



12.5M TO UNDERSIDE OF HAUNCH



50KN/M2 FLOOR LOADING



450 KVA LV METERED POWER SUPPLY



UPTO 45M YARD DEPTH



7 DOCK DOORS, 2 GROUND LEVEL DOCK ACCESS DOORS

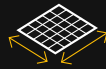


10% EV CHARGING SPACES



10% PV PANELS

**UNIT 2  
33,271 SQFT**



29,945 SQFT WAREHOUSE



3,326 SQFT OFFICE



10M TO UNDERSIDE OF HAUNCH



50KN/M2 FLOOR LOADING



200 KVA LV METERED POWER SUPPLY



UPTO 40M YARD DEPTH



2 DOCK DOORS, 2 GROUND LEVEL DOCK ACCESS DOORS

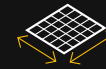


10% EV CHARGING SPACES



10% PV PANELS

**UNIT 3  
54,228 SQFT**



49,955 SQFT WAREHOUSE



4,273 SQFT OFFICE



10M TO UNDERSIDE HAUNCH



50KN/M2 FLOOR LOADING



300 KVA LV METERED POWER SUPPLY



UPTO 45M YARD DEPTH



4 DOCK DOORS, 2 GROUND LEVEL DOCK ACCESS DOORS

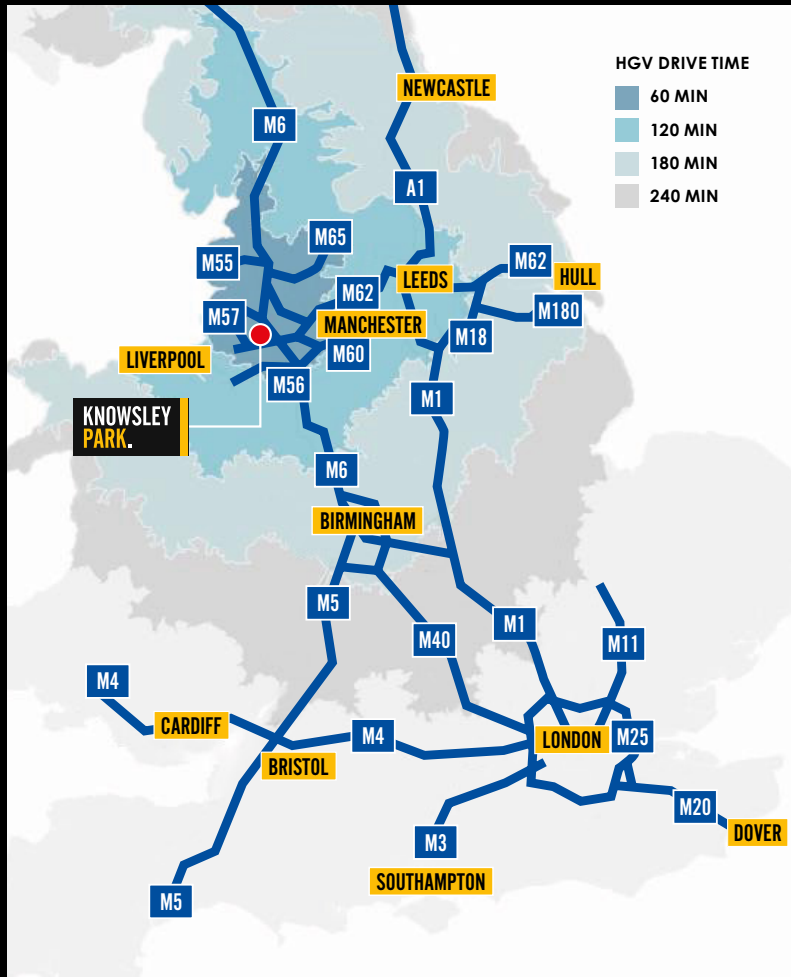


10% EV CHARGING SPACES



10% PV PANELS


## LOCATION




CITY	DRIVE TIME	DISTANCE
LIVERPOOL	27 MINS	8.3 MILES
MANCHESTER	44 MINS	33 MILES
LEEDS	1 HOUR 30 MINS	64.3 MILES
HULL	2 HOURS 30 MINS	120 MILES
BIRMINGHAM	1 HOUR 48 MINS	97 MILES
LONDON	4 HOURS 2 MINS	220 MILES



### KNOWSLEY BENEFITS FROM EXCELLENT TRAVEL COMMUNICATIONS SUMMARISED AS FOLLOWS:

 Knowsley is served by the M57, M56, 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.

 Liverpool John Lennon Airport is within 12 miles (19km) 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.

 Liverpool has major railway connections with the mainline station being Liverpool Lime Street which is served by Avanti West Coast, 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.

 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 (20 ft container units) a year. There has recently been £400m worth of investment to create a new deep-sea container terminal known as Liverpool2 which opened in 2016.

# DEMOGRAPHICS



## AVERAGE WEEKLY EARNINGS

£484.90 pw compared to North West average of £524 pw and £577 pw for UK



## EMPLOYMENT CATCHMENT

3.5 million people of employment age are within a 45 minute drive of the scheme.



## EMPLOYMENT IN MANUFACTURING

10.5% compared to the North West average of 8.5% and 8% for the UK



## WORKING AGE POPULATION

66,750



## EMPLOYMENT IN TRANSPORTATION & STORAGE

6.1% compared to the North West average of 5.8% and 5% for UK



## TOTAL POPULATION

111,090



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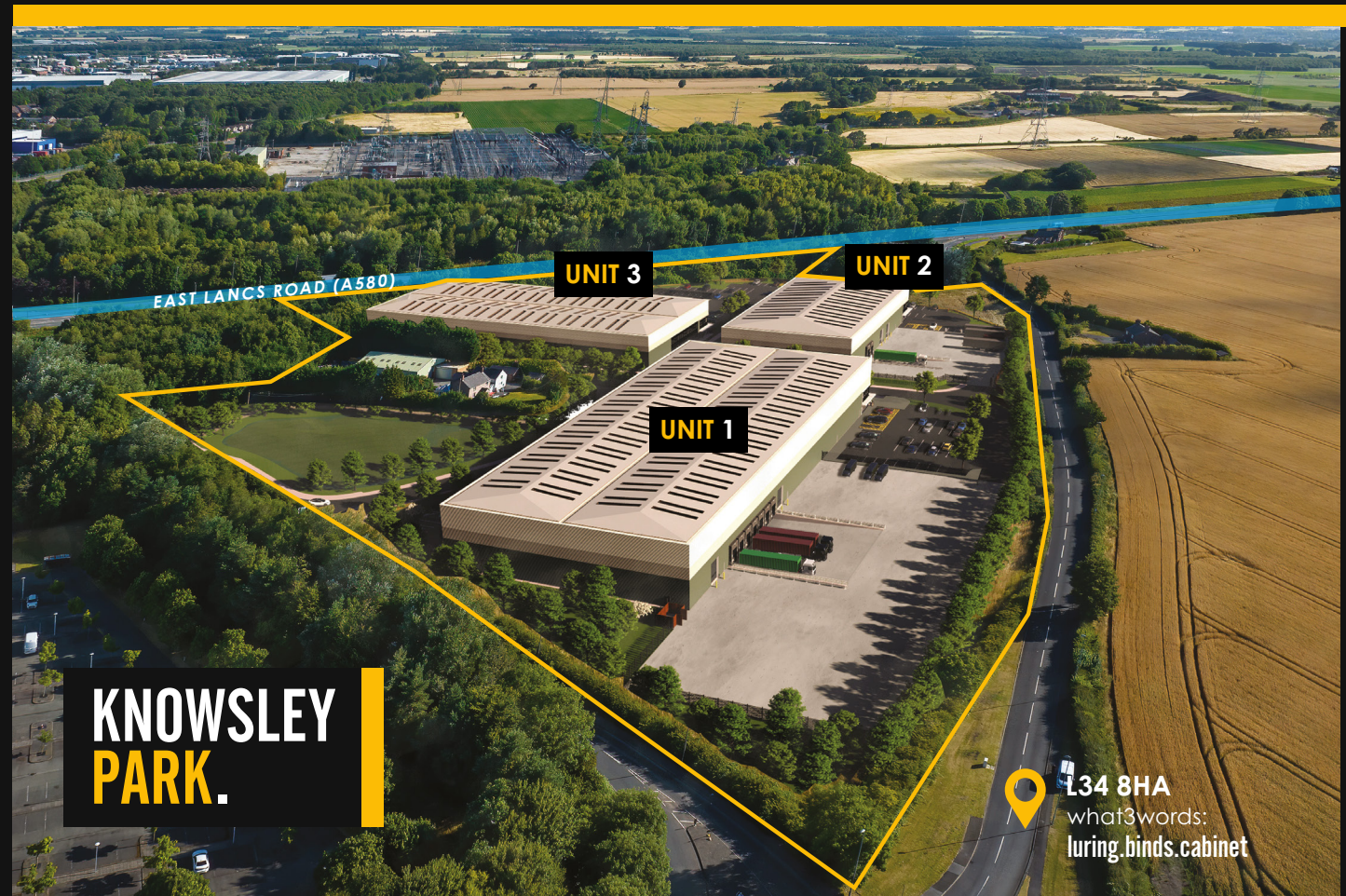
M57 KNOWSLEY

## TERMS

The unit is available for sale on a freehold basis or To Let on a new FRI lease subject to terms to be negotiated. Bespoke packages are available.

## VIEWINGS & SITE VISITS

By appointment only with the joint agents.



KNOWSLEY  
PARK.



134.8HA  
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