

Land Development

INDURENT 200, KNOWSLEY | INDURENT 200, KNOWSLEY

Penrhyn Road, Knowsley, L34 9HY

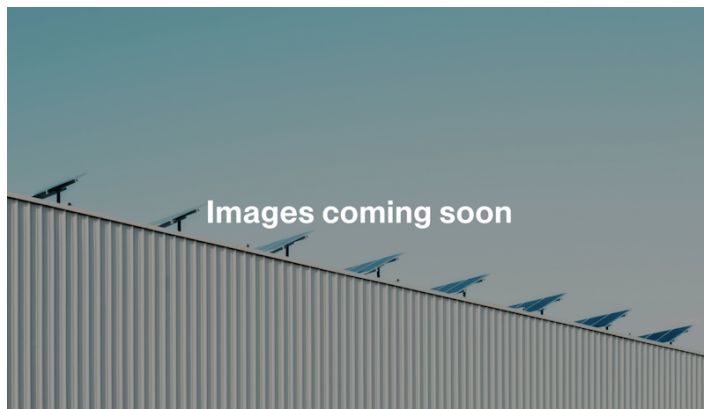
INDURENT 200, KNOWSLEY | 199,420 SQ FT

Indurent 200, Knowsley is a 199,420 sq ft warehouse and logistics unit currently under development.

Indurent 200, Knowsley is a 199,420 sq ft warehouse and logistics unit currently under development. The building will be constructed to a high specification, featuring a steel portal frame on a secure, self-contained site. Designed with sustainability in mind, the unit targets an EPC A+ rating and BREEAM 'Excellent', with roof loading to accommodate an enhanced PV array exceeding BRUKL requirements. EV charging is provided to 11 bays, with ducting for future expansion, and the building benefits from a Net-Zero ready design incorporating FSC-certified materials.

The specification includes 18 dock loading doors (including 2 euro docks), 2 level loading doors, a secure 68 m deep yard, and a 15.25 m eaves height. The warehouse offers approximately 184,700 sq ft of space, complemented by 14,700 sq ft of first-floor office accommodation with LED lighting, raised-access flooring, and air source heating and cooling. Power provision is up to 12 MVA, and the floor loading is 50 kN/sq m, supporting a wide range of industrial and logistics operations.

Indurent 200, Knowsley is prominently located at Penrhyn Road within Knowsley Business Park, offering excellent access to Junction 4 of the M57 and the wider Liverpool City Region motorway network.



✓ Unit Summary

- BREEAM Excellent
- EV Car charging
- EPC A+
- 2 level access loading doors
- Office Accommodation
- Premier Industrial Location

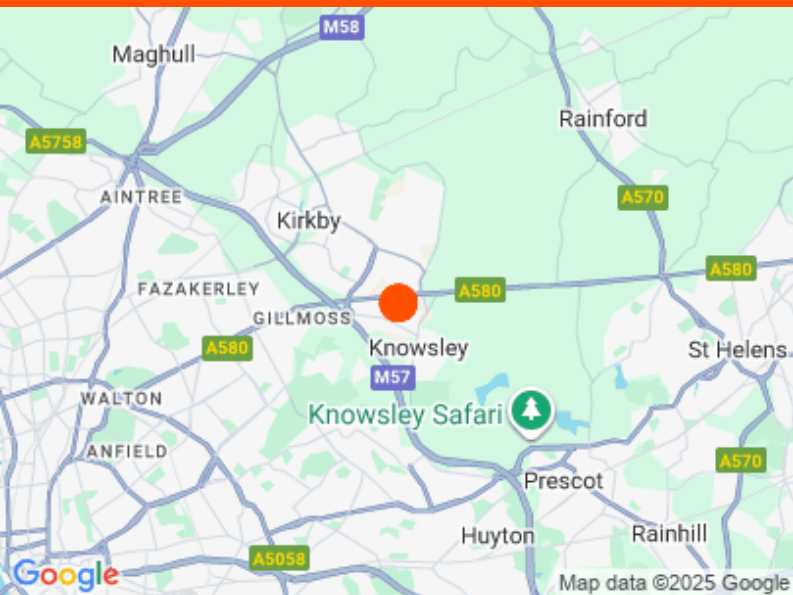
£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£1,844,635.00	£9.25
Rates	Not specified	Not specified
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£1,844,635.00	£9.25

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

INDURENT 200, KNOWSLEY | INDURENT 200, KNOWSLEY

Penrhyn Road, Knowsley, L34 9HY



Location

Positioned within Knowsley Business Park, Indurent 200, Knowsley is just 1 mile from Junction 4 of the M57, providing rapid access to Liverpool, Manchester, and the North West's strategic motorway network. Its location also offers excellent links to the M62 and M6 corridors for national distribution.



Road
M57 J4: 1 miles



Airport
Liverpool John Lennon Airport: 12 miles



Rail
Prescot Station: 1.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.

Key Contact



Edward Burley

Asset Manager

"Edward is an Asset Manager based in the North."



+44(0) 808 169 7554



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



For more info please visit: unit.info/UXD0400015

+44(0) 808 169 7554