KNOWSLEY PARK.

M57 KNOWSLEY

L34 8HA



FOR SALE | **15 ACRES**

PRIME INDUSTRIAL & LOGISTICS DEVELOPMENT SITE
DETAILED PLANNING CONSENT SECURED FOR 3 UNIT
161,887SF DEVELOPMENT

B8 REAL ESTATE

savills

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.



*Indicative Scheme Layout for which detailed planning consent is secured

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

INDICATIVE SITE PLAN



KNOWSLEY PARK.

UNIT 1 – 74,410 SQ FT (6,913 SQ M)
UNIT 2 – 33,249 SQ FT (3,089 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
- 405 KVA LV METERED POWER SUPPLY
- UPTO 45M YARD DEPTH
- 5 DOCK DOORS, 2 LEVEL ACCESS DOORS
- 10% EV CHARGING SPACES
- 10% PV PANELS

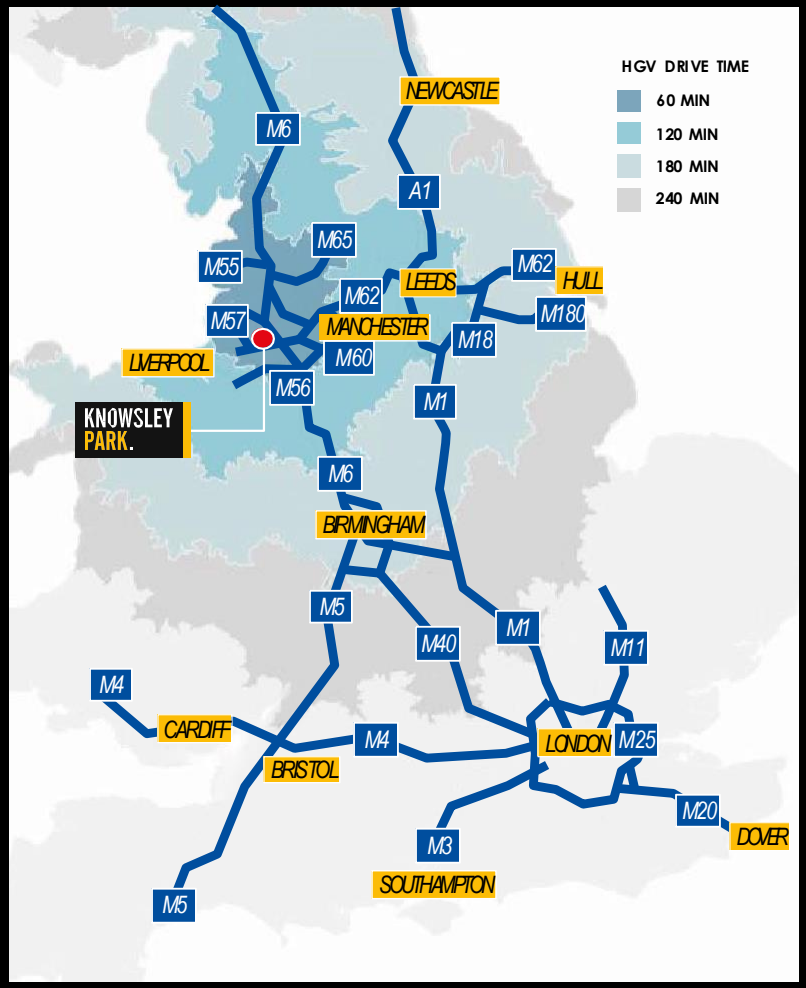
UNIT 2
33,249 SQFT

- 29,945 SQFT WAREHOUSE
- 3,304 SQFT OFFICE
- 10M TO UNDERSIDE OF HAUNCH
- 50KN/M2 FLOOR LOADING
- 180 KVA LV METERED POWER SUPPLY
- UPTO 35M YARD DEPTH
- 3 LEVEL ACCESS DOORS
- 10% EV CHARGING SPACES
- 10% PV PANELS

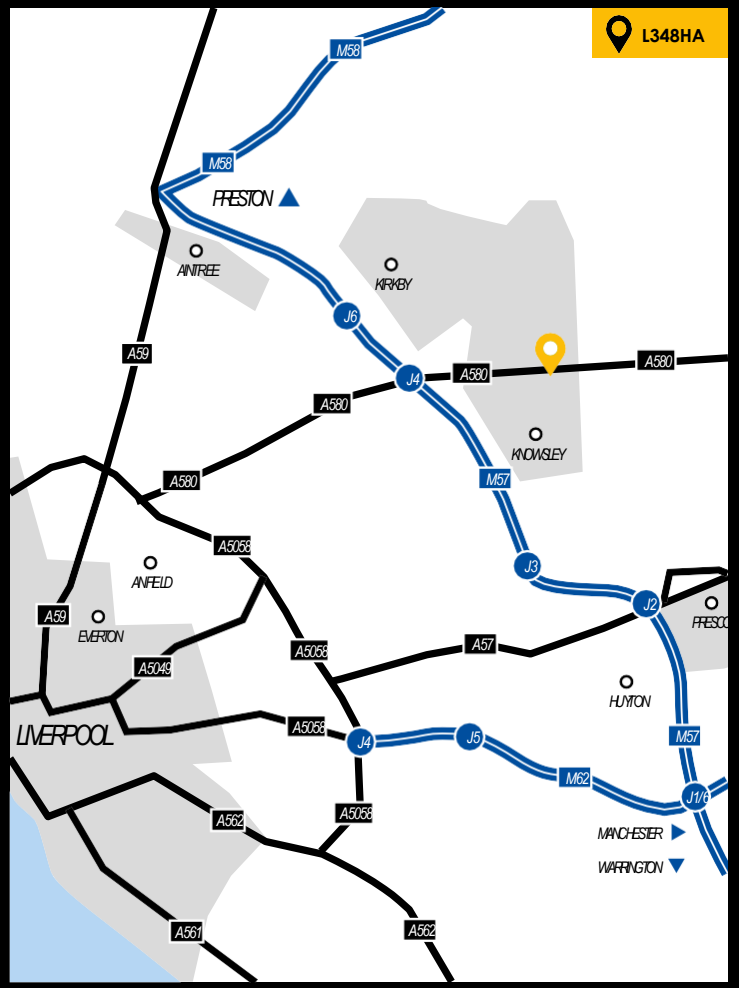
UNIT 3
54,228 SQFT

- 49,944 SQFT WAREHOUSE
- 4,284 SQFT OFFICE
- 10M TO UNDERSIDE HAUNCH
- 50KN/M2 FLOOR LOADING
- 295 KVA LV METERED POWER SUPPLY
- UPTO 45M YARD DEPTH
- 2 DOCK DOORS, 3 LEVEL 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

Source ONS/ NOMIS



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TERMS

The site is available for sale with detailed planning consent

LEGAL FEES

Each party shall be responsible for their own fees incurred in any transaction

VAT

All figures quoted are subject to VAT at the prevailing rate

DATA ROOM

Further information is available in the data room.

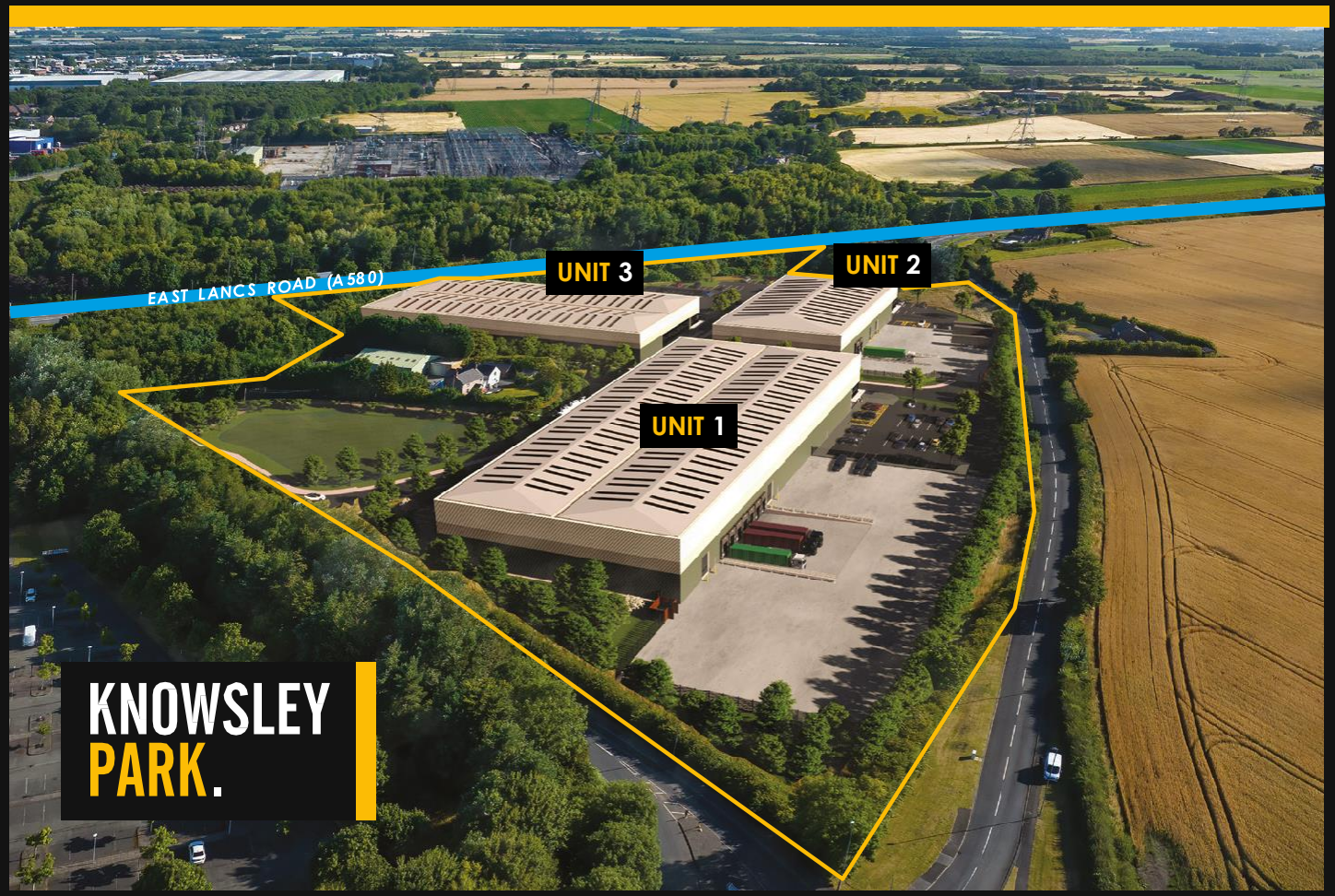
Please contact the joint agents for access

PLANNING

Full details on the detailed planning permission can be found using the reference 22/00348/FUL on Knowsley Council website

CONTACT

For further information, please contact joint agents



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