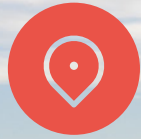


EAST LANCASHIRE ROAD _ KNOWSLEY _ L33 7TU

TITAN

TO LET HIGH PROFILE INDUSTRIAL / DISTRIBUTION UNIT
UNITS FROM 150,000 SQ FT



**STRATEGICALLY
LOCATED**



**FACILITY SUBSTANTIALLY
REFURBISHED AND EXTENDED 2020**

T I T A N



SITUATION

KNOWSLEY INDUSTRIAL AND 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 AND MAJOR OCCUPIERS LOCATED AT KNOWSLEY INCLUDE:



BOSCH



amazon



home bargains

MATALAN



DHL

Knowsley Business Park is based on the north and south 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 property is located fronting onto the East Lancs Road (A580) close to its junction with Coopers Lane, one of the main arterial routes on Knowsley Industrial Park.

A package of works worth £6.7M have recently been announced to improve access and connectivity at Knowsley Business Park.



LIVERPOOL

LIVERPOOL NORTH
RETAIL SHOPPING PARK

KNOWSLEY

TO M62

SINGLETONS

DAIRY CREST

KAMMAC

OCADO

CHUMS

ADECCO

AMAZON

VIRGIN MEDIA

HOWDENS

MAKRO

QVC

NEWS INTERNATIONAL

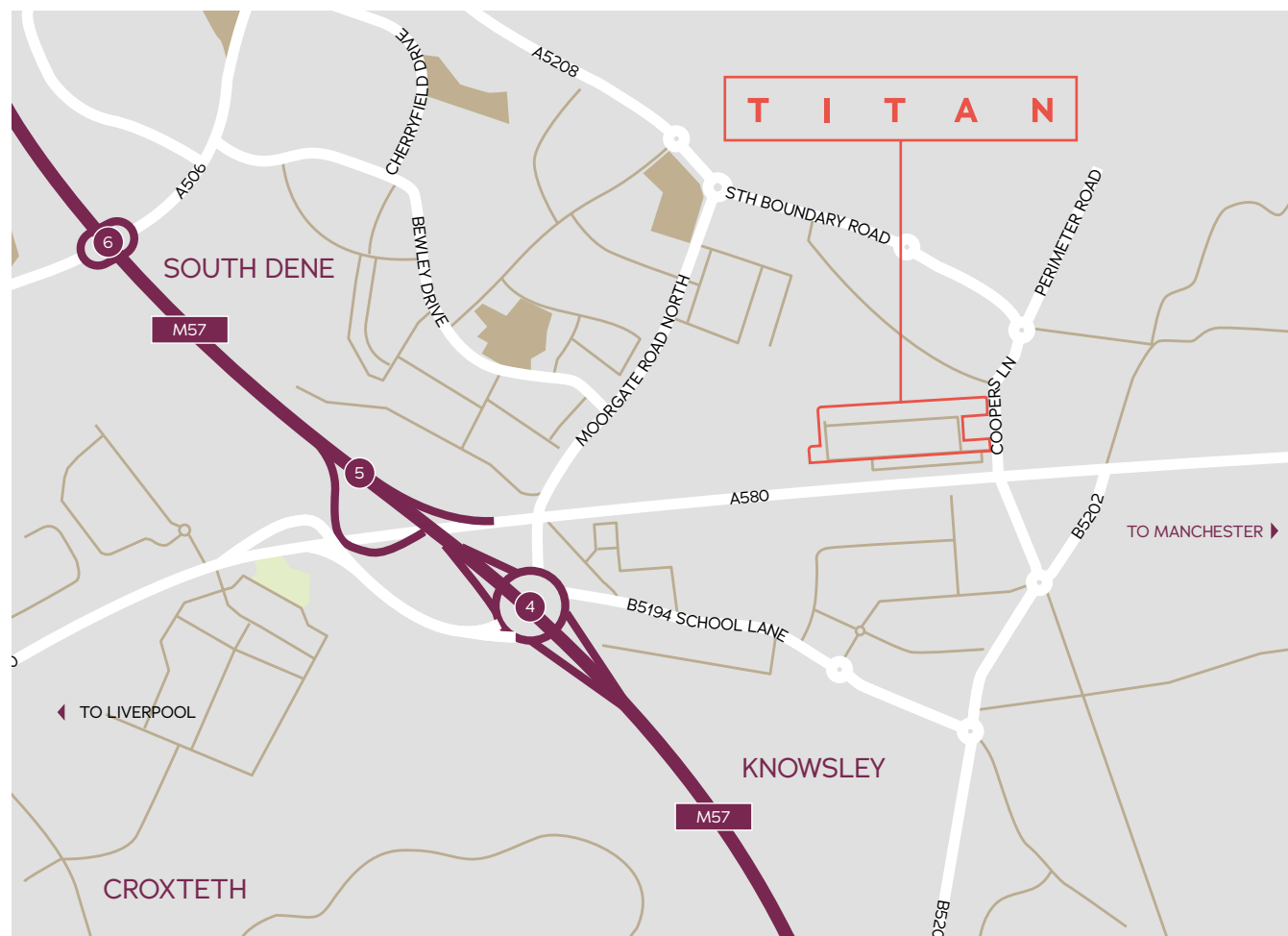
SMITH & BATESON

TO MANCHESTER



LOCATION

KNOWSLEY IS SITUATED APPROXIMATELY 17 KILOMETRES (11 MILES) EAST OF LIVERPOOL AND 48 KILOMETRES (30 MILES) WEST OF MANCHESTER.



Knowsley benefits from excellent communications as follows:



ROAD

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.



RAIL

Liverpool has major railway connections with the mainline station being Liverpool Lime Street which is served by Virgin Trains, 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.



AIR

Liverpool John Lennon Airport is within 12 miles 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.



PORTS

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 (20ft container units) a year. There has recently been £400m worth of investment undertaken to create a new deep sea container terminal known as Liverpool 2 which opened in 2016.



DEMOGRAPHICS



NEARLY 1.2 MILLION PEOPLE LIVE WITHIN THE PEAK HOUR'S JOURNEY TO WORK AREA OF KNOWSLEY - 68.5% OF THEM ARE OF WORKING AGE



1 IN 3 OF THE WORKING AGE GROUP ARE UNDER 30



41,700 OF THESE PEOPLE WORK IN THE LOGISTICS AND DISTRIBUTION SECTOR



LABOUR MARKET COSTS IN THE COMMUTE AREA SERVING KNOWSLEY ARE AMONGST THE LOWEST OF ALL UK LOCATIONS



DRIVE TIME

- 1 hours drive time
- 2 hours drive time



HGV ACCESS TIME (AVERAGE)

| | |
|-------------------------------|---------------|
| Liverpool Docks | 20 mins |
| Liverpool John Lennon Airport | 25 mins |
| Manchester Airport | 45 mins |
| East Midlands Airport | 2hrs 35 mins |
| Humber Ports (Immingham) | 2 hrs 45 mins |
| M4 Corridor (Slough) | 4 hrs 10 mins |
| Heathrow Airport | 4 hrs 15 mins |
| London Central | 4 hrs 40 mins |





DESCRIPTION

TITAN COMPRISES A MAJOR WAREHOUSE/LOGISTICS COMPLEX TOTALLING 521,000 SQ FT WITH THE ABILITY TO PROVIDE ACCOMMODATION FROM 150,000 SQ FT.

SPECIFICATION

INTERNAL SPECIFICATION:



STEEL FRAME WITH
27M CLEAR SPANS



9 LEVEL LOADING
DOORS



TWO STOREY
OFFICES



EAVES HEIGHT TO
UNDERSIDE OF HAUNCH
OF 9M - 15M



18 DOCK LOADING
DOORS



REFURBISHED OFFICES
TO FIRST AND
PART GROUND FLOOR



INSULATED PROFILE METAL
CLAD ROOF WITH 20%
TRANSLUCENT ROOF LIGHTS



FLOOR LOADING
UP TO 50 KN/M²



MALE AND FEMALE
WCS ON EACH FLOOR

EXTERNAL SPECIFICATION:



FULLY FENCED
PERIMETER FENCING



360 DEGREE ACCESS



LOW SITE DENSITY



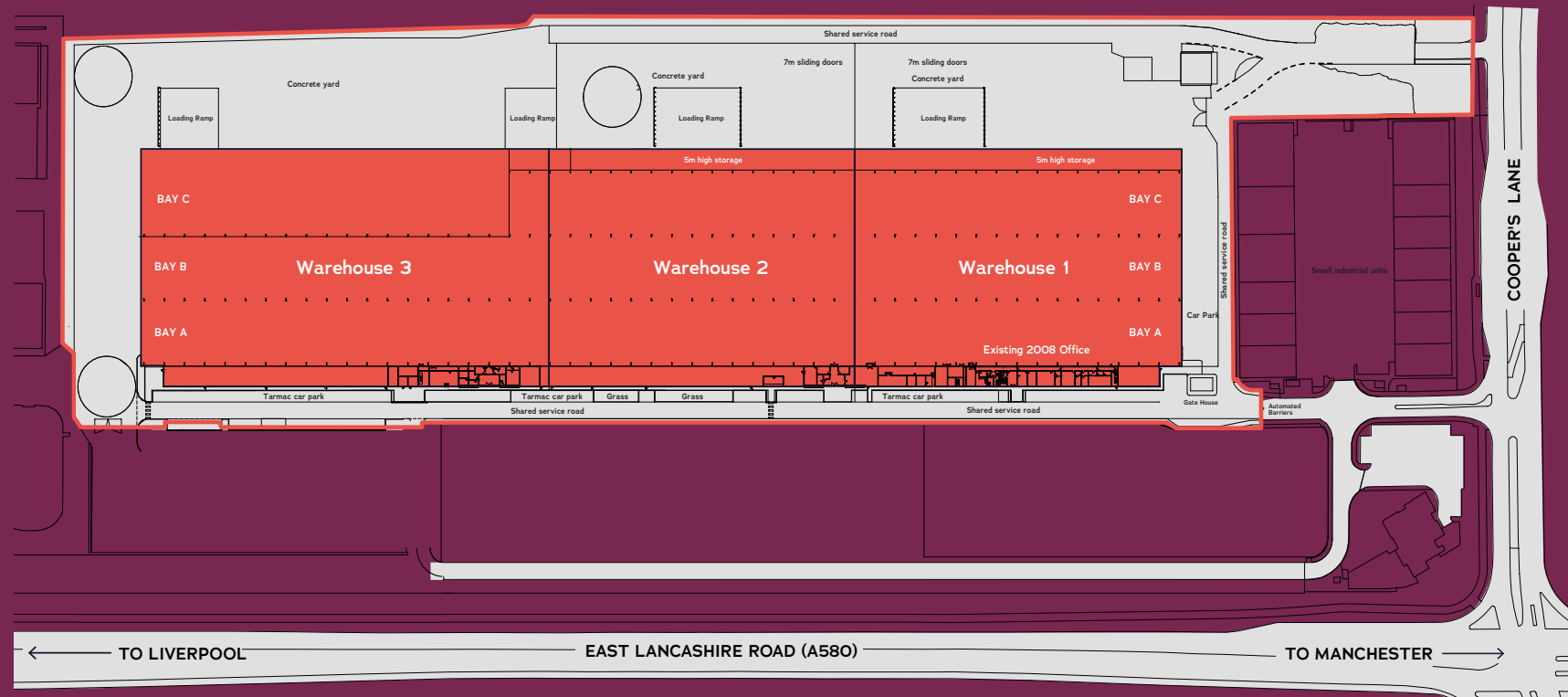
EXCELLENT YARD
DEPTH OF 50 METRES



EXTENSIVE CAR PARKING
WITH C.200 SPACES



THE SITE



ACCOMMODATION

| AREA | SQ M | SQ FT |
|--|------------------|----------------|
| Warehouse 1 (inc. Ground Floor Offices & Under Croft) | 14,950.72 | 160,929 |
| Warehouse 1 First Floor Offices | 584.91 | 6,296 |
| Warehouse 2 | 13,963.26 | 149,724 |
| Warehouse 3 | 18,663.23 | 200,891 |
| Security Lodge | 43.94 | 473 |
| External Substation / Plant Room 1 | 189.00 | 2,034 |
| External Substation / Plant Room 2 | 72.00 | 775 |
| TOTAL GIA | 48,413.51 | 521,123 |

TITAN COMPRISES A MAJOR
WAREHOUSE/LOGISTICS COMPLEX
TOTALLING 521,000 SQ FT

A580



T I T A N









FURTHER INFORMATION

TERMS

Titan is available on flexible lease terms to be agreed between the parties.

EPC

An EPC has been prepared and is available upon request.

VAT

Vat will be payable at the prevailing rate on any transaction undertaken.

RATEABLE VALUE

We recommend any interested parties make their own enquiries with the local borough council.

VIEWINGS

For further information or to arrange a viewing please contact the sole letting agents JLL.

CONTACTS

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