

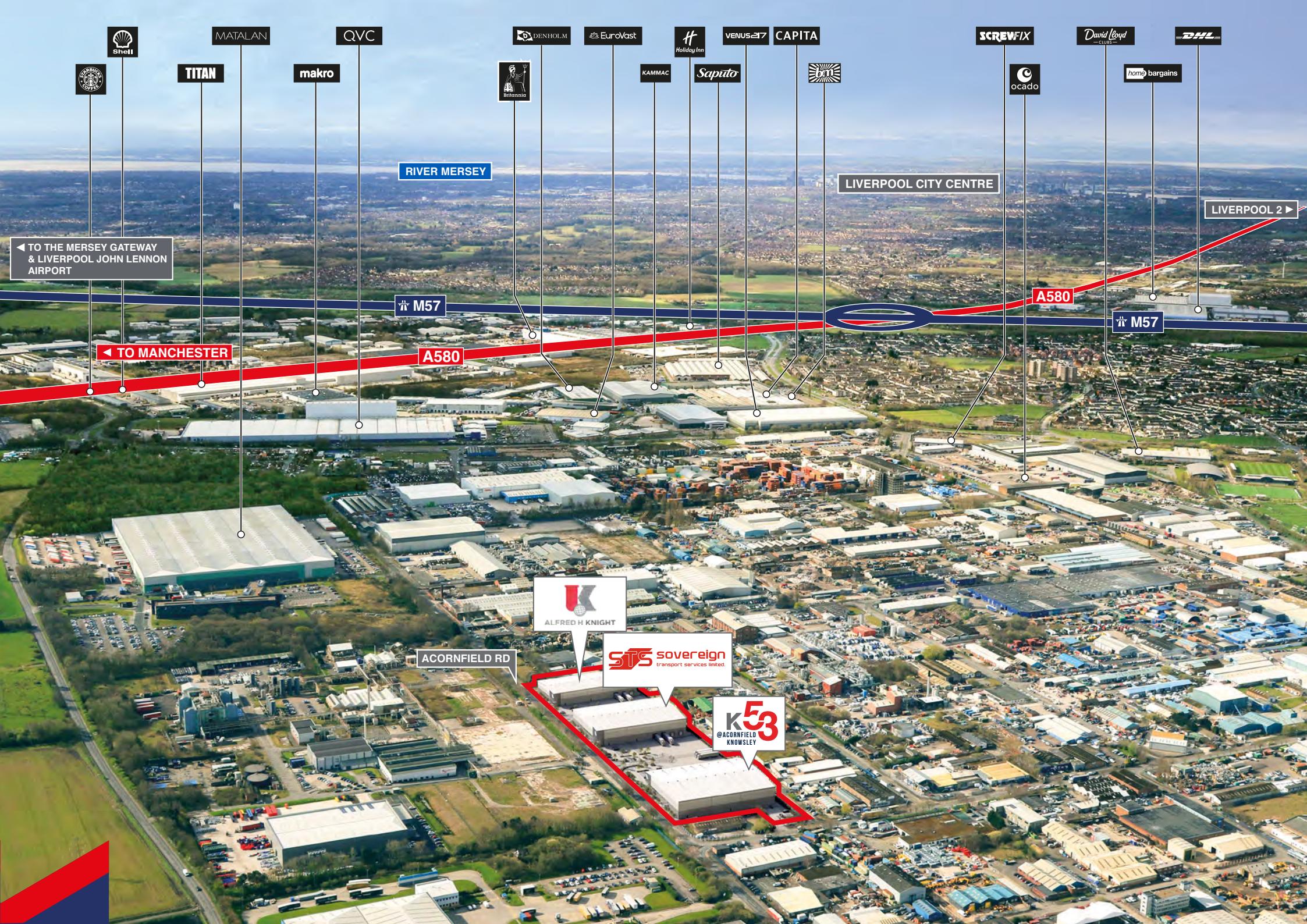
K53
@ACORNFIELD
KNOWSLEY

**TO LET MODERN
INDUSTRIAL/WAREHOUSE UNIT
52,947 SQ FT**

**DUE TO
RELOCATION**



ACORNFIELD ROAD / KNOWSLEY BUSINESS PARK / L33 7TH



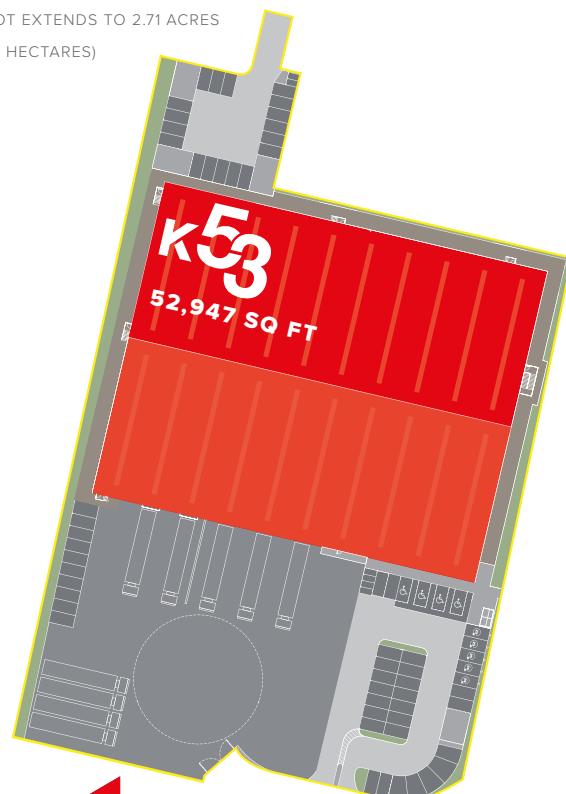
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	SQ FT	SQ M
GF WAREHOUSE	49,503	4,599
FF OFFICES	3,444	320
TOTAL	52,947	4,919

FLOOR AREAS ARE BASED ON THE GROSS INTERNAL AREA

PLOT EXTENDS TO 2.71 ACRES
(1.0 HECTARES)



STEEL PORTAL FRAME



10% ROOF LIGHTS



12M EAVES



402 KVA
POWER SUPPLY



55 CAR PARKING
SPACES INCLUDING
4 ACCESSIBLE



SECURE
SELF-CONTAINED
YARD 45M DEPTH



2 DOCK LOADING DOOR
3 LEVEL ACCESS LOADING
DOORS



50KN FLOOR
LOADING



FIRST FLOOR OFFICES
EXTENDING TO
3,444 SQ FT



PASSENGER
LIFT



5 EV SPACES



6 MOTORCYCLE
PARKING SPACES

BREEAM®
VERY GOOD



ROAD

Knowsley Business Park benefits from immediate access to the A580 East Lancashire Road, a main arterial route providing connections between Liverpool (10 miles South West) and Manchester (30 miles East).

Junction 4 of the M57 is within 2 miles, Junction 6 M62 within 8 miles, and Junction 23 of the M6 within 10 miles 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

The nearest station is Kirkby (3 miles) and provides connections to Liverpool Lime Street in 20 minutes. Liverpool Lime Street is the principal station, serving Liverpool City Centre - services for the Avanti West Coast Mainline provide connections to London in 2 hours.

There are also a number of local and regional train services operating in the region with Mersey Rail an urban rail network serving the Liverpool City Region and further afield Cheshire and Lancashire.

AIR

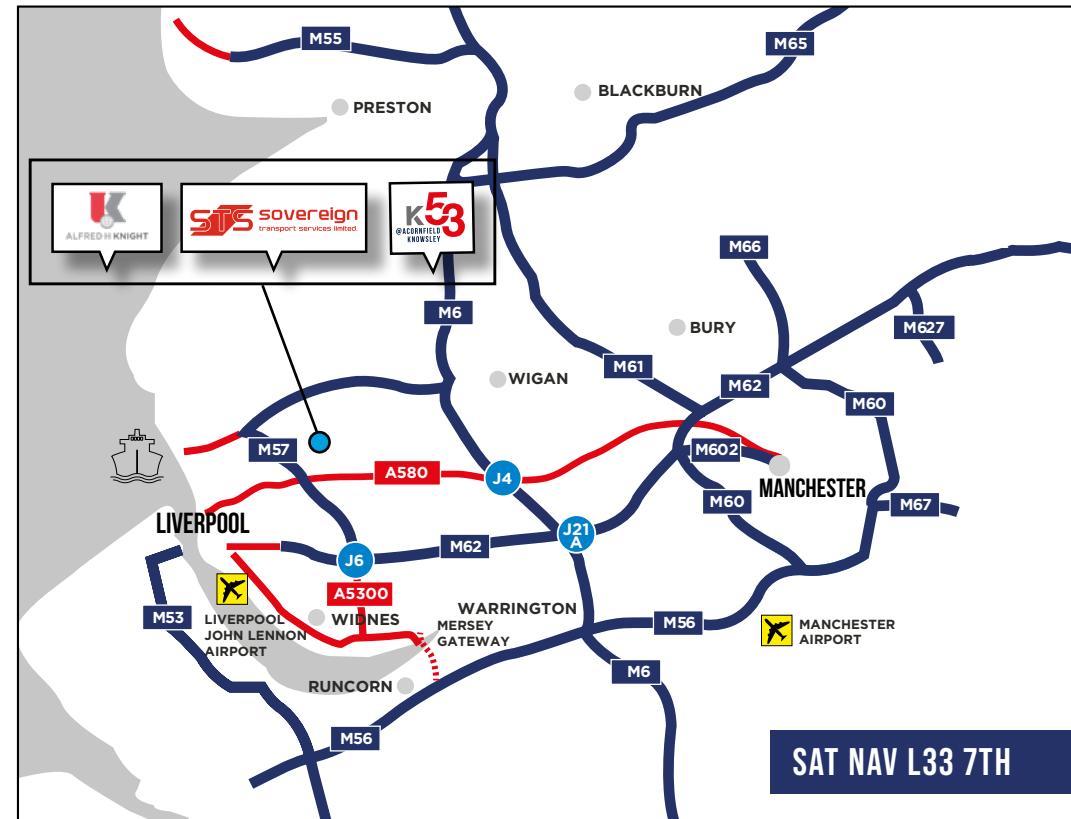
Liverpool John Lennon Airport is within 12 miles of Knowsley, it is a hub for Europe's two largest low-cost airlines, EasyJet and Ryanair.

Prior to the Covid-19 pandemic, Liverpool John Lennon Airport handled over 5 million passengers per year with flights to over 70 destinations in the UK and across Europe.

HGV ACCESS TIME (AVERAGE)



Liverpool Docks	20 minutes
Liverpool John Lennon Airport	25 minutes
Manchester Airport	45 minutes
East Midlands Airport	1 hr 35 minutes
Humber Ports (Immingham)	2 hrs 45 minutes
M4 Corridor (Slough)	4 hrs 10 minutes
Heathrow Airport	4 hrs 15 minutes
London Central	4 hrs 40 minutes



Port of Liverpool, is the country's leading transatlantic port. It is a major gateway for commerce serving more than 100 global destinations with 45% of trade comes from the US and is the UK's biggest western facing port. The Seaford Container Terminal, at Liverpool 2, handles circa 700,000 TEUs (20ft container equivalent units) a year.

Following a £400 million investment to create a new deep-sea container terminal known as Liverpool2 in 2016 the Port has just invested a further £140 million in new cranes to increase capacity even further.



Liverpool City Region achieved Freeport Status in March 2021. It is one of eight locations across the UK which will benefit from beneficial tax rules / breaks.

It is estimated that the creation of a multi-gateway, multi-modal Freeport will contribute around £850m GVA, creating 14,000 jobs. It will enable key sites across the Liverpool City Region to attract new investment giving the region a massive boost and encouraging further investment.

At Freeports goods can be imported, manufactured and re-exported without being subject to customs checks, paperwork or tariffs.

POSSIBLE BENEFITS OF FREEPORT STATUS



Enhanced Capital Allowance



Business Rates Relief



NIC Rate Relief

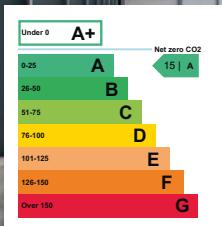


Stamp Duty Relief



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TERMS

Available on a Leasehold basis, on terms to be agreed.



Contact Landlord direct
Matthew Reith
M 07780 483 283
matthew@4thindustrial.com

www.4thindustrial.com

LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.



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EPC/ESG

The building is BREEAM Very Good with an energy performance rating of A.



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CONTACT

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