

Brand New Warehouse Unit
To Let

60,000 sq ft (5,574 sq m)

Under Construction - Ready Q2 2026

Acornfield Road,
Liverpool, L33 7UF



K N O W S L E Y 6 0

A WELL ESTABLISHED DISTRIBUTION HUB

Located on Acornfield Road in the heart of Knowsley Industrial Park, this new warehouse unit benefits from superb transport connectivity. Just minutes from Junction 4 of the M57, the site offers swift access to the M62 and M6, providing direct routes to Liverpool, Manchester, and the broader North West region. The A580 (East Lancashire Road) lies close by, further strengthening its regional and national distribution potential.



10m Eaves height

2 Level access doors

6 Dock level doors

81 Car & 5 Disabled parking spaces

Floor loading up to 50 KN/M²

Fully secure site & gatehouse

500 kVa Power supply

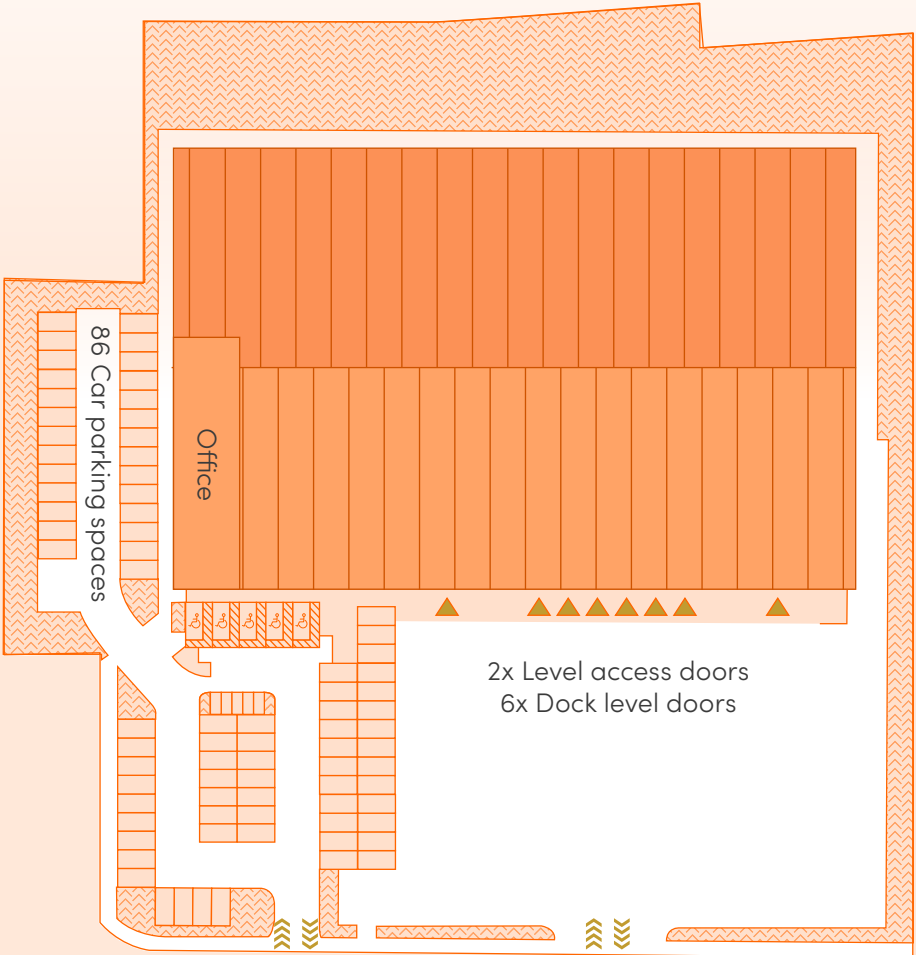
PV panels

EV parking spaces

BREEAM available on request

EPC available on request

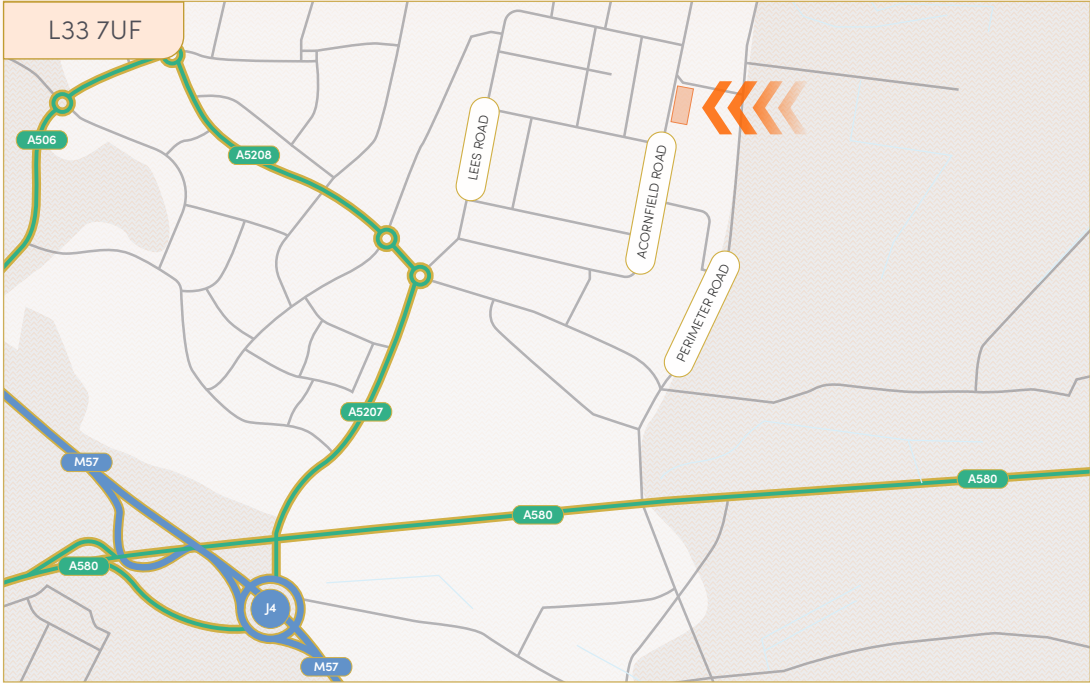
Knowsley 60	SQ FT	SQ M
Warehouse	55,800	5,184
Office	4,200	390
Total	60,000	5,574



A LOCATION THAT DOES THE WORK FOR YOU

Knowsley is a key logistics hub with superb connectivity to the National Motorway Network and strategic proximity to major rail, port, and airport infrastructure.

The property is conveniently located near Moorgate Road at Knowsley Business Park, an established distribution area just 3 miles from the M57 Motorway (Junction 4) and 12 miles east of Liverpool city center, providing direct access to the Port of Liverpool. Additionally, its position offers swift access to the M62 and M6, enabling efficient distribution across the Northwest and beyond.



Travel Times



M57 Junction 4
3 miles / 8 mins



M6 Junction 23
11 miles / 20 mins



Liverpool
12 miles / 29 mins



Manchester
34 miles / 44 mins



Birmingham
98 miles / 1 hr 40 mins



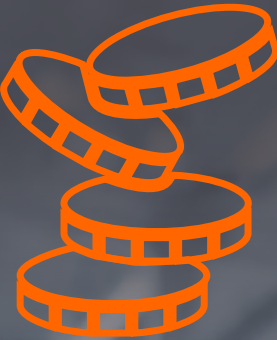
Liverpool John Lennon
15 miles / 23 mins



Port of Liverpool
8 miles / 18 mins

OVER 16% OF KNOWSLEY POPULATION WORK IN THE **WHOLESALE & RETAIL TRADE INDUSTRY**

OVER 7% OF KNOWSLEY POPULATION WORK IN THE **MANUFACTURING INDUSTRY**



OVER 3,500 OF KNOWSLEY POPULATION ARE **UNEMPLOYED AND LOOKING FOR WORK**

KNOWSLEYS AVERAGE **SALARY** IS **8.9% LOWER** THAN THE **UK AVERAGE**



Source: Nomis

DTRE

Andrew Lynn

andrew.lynn@dtre.com

+44 (0) 7795 107 469

Robert Kos

rob.kos@dtre.com

+44 (0) 7709 846 930



Jonathan Atherton

jatherton@savills.com

+44 (0) 7778 050 197

Jonathan Williams

jonathan.williams@savills.com

+44 (0) 7870 183 405



Paul Chatterjee

paul.chatterjee@eqtpartners.com

+44 (0) 7834 001 600