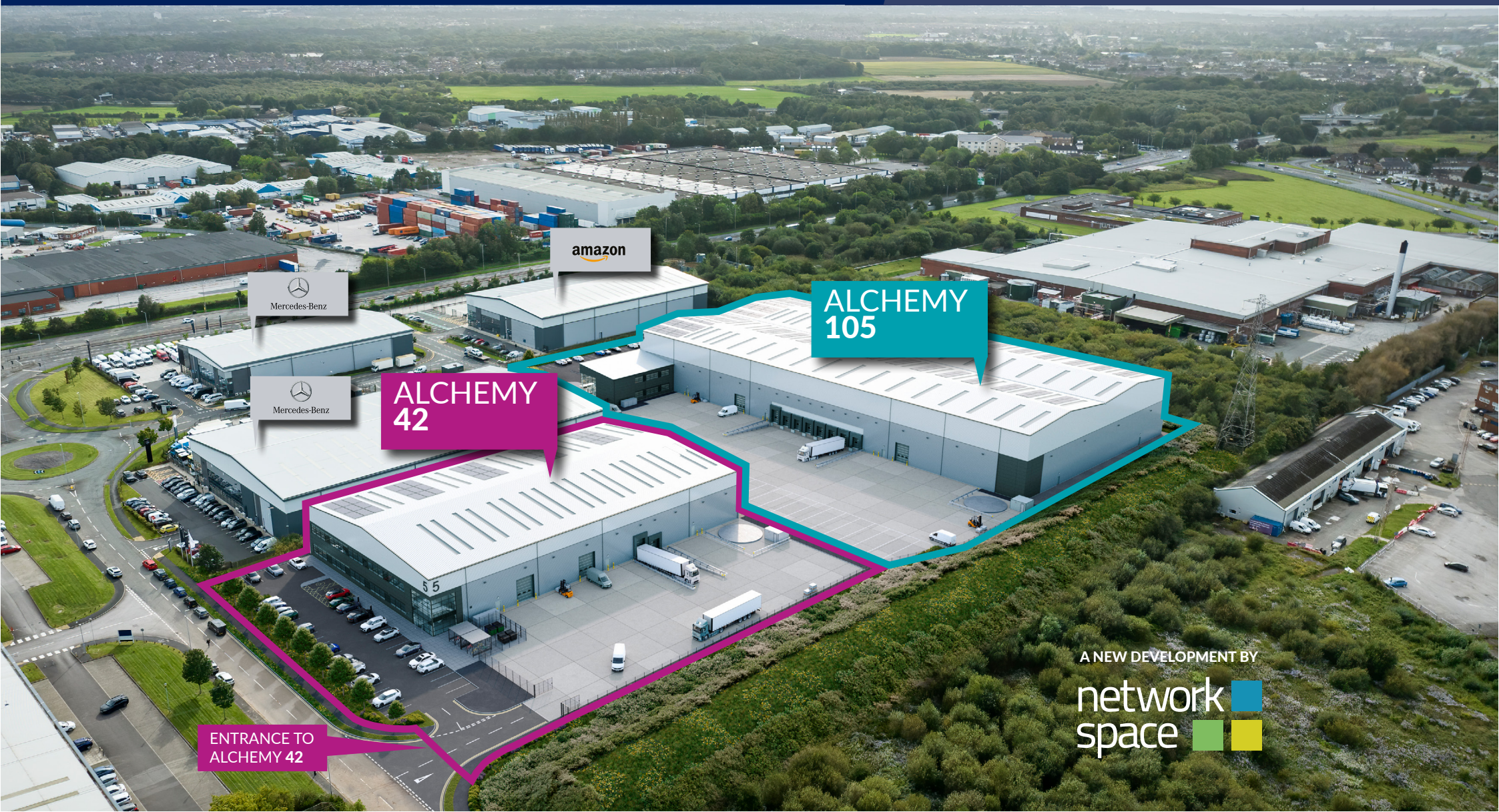


Alchemy¹⁰⁵ & ⁴²

ALCHEMY BUSINESS PARK.COM / KNOWSLEY L33 7AQ / JUNCTION 4 M57

To Let

- 2 NEW BUILD INDUSTRIAL WAREHOUSE UNITS
- 105,000 SQ FT AND 42,000 (9768 AND 3,906 SQ M)
- DETAILED PLANNING SECURED
- UNITS DELIVERED WITHIN 12 MONTHS



ALCHEMY
105

ALCHEMY
42

ENTRANCE TO
ALCHEMY 42

A NEW DEVELOPMENT BY

network
space



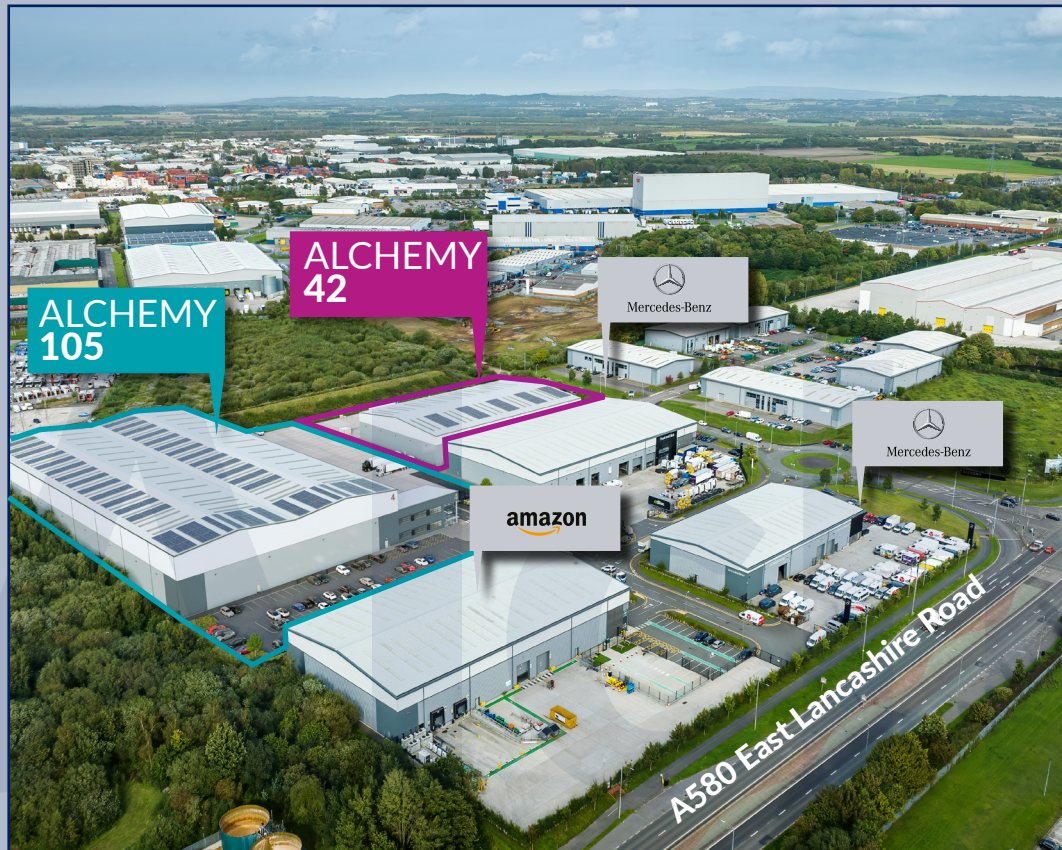
An Established and Successful Business Location

Knowsley Industrial and Business Park is one of the largest employment areas in the UK.

There is over 1,000 companies operating from 1,200 acres.

Alchemy 105 and 42, are an additional 2 new industrial units situated on the well established and successful Alchemy Business Park which is prominently located fronting the A580 East Lancashire Road, less than 1 mile from junctions 4 and 5 of the M57 and approximately 8 miles from the Port of Liverpool.

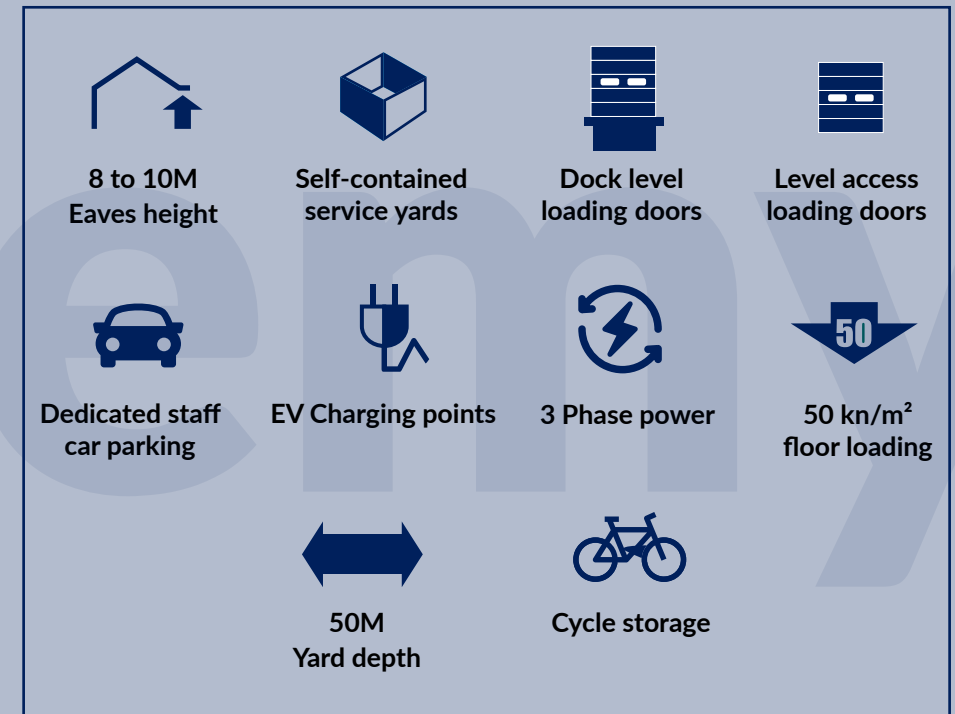
Destination	Drive Time	Distance
Port of Liverpool	18 Minutes	9 Miles
Liverpool	31 Minutes	8 Miles
Liverpool John Lennon Airport	21 Minutes	13 Miles
Warrington	26 Minutes	18 Miles
Chester	42 Minutes	31 Miles
Preston	43 Minutes	32 Miles
Manchester	45 Minutes	33 Miles
Manchester Airport	38 Minutes	35 Miles
Birmingham	1Hr 44 Minutes	97 Miles



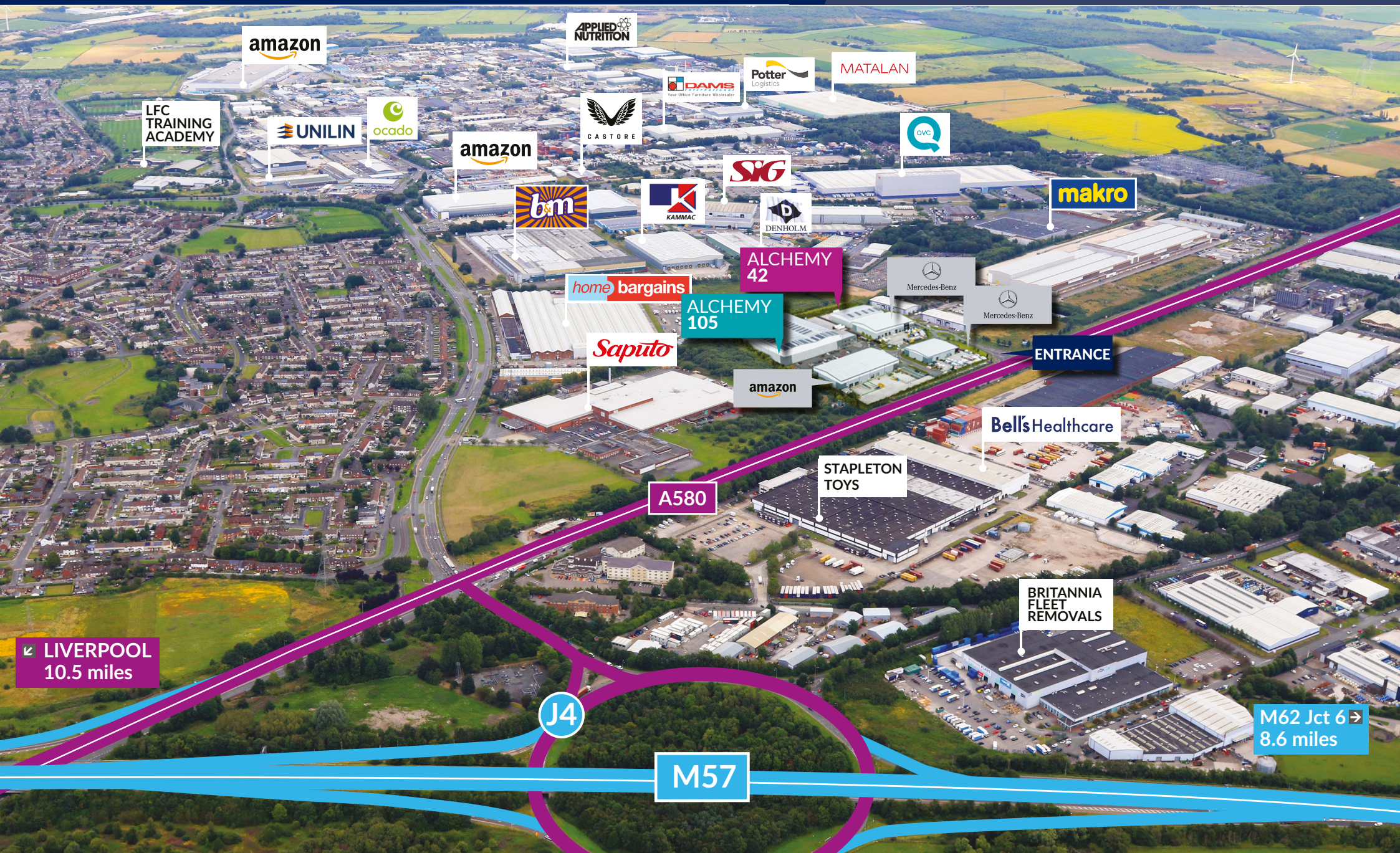
2 New Build Industrial / Warehouse Units

Alchemy 105 & 42, Alchemy Business Park, are 2 detached new build industrial units.

Each unit will be constructed to a high specification including:



Alchemy Business Park enjoys excellent frontage and visibility from the A580 and benefits from easy access to Junction 4 of the M57.

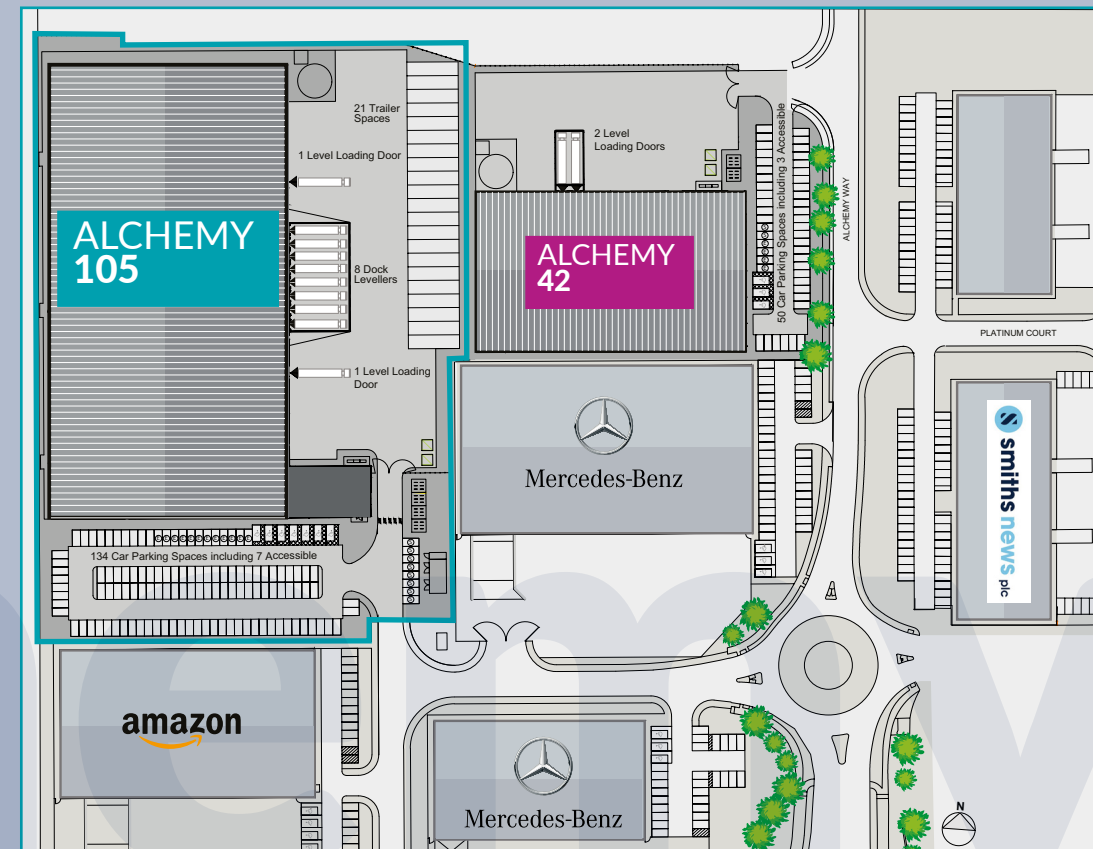


Alchemy105 105,000 SQ FT (9,768 SQ M)



Floor Areas

Warehouse	98,038 SQ FT	9,108 SQ M
Ground Floor Office	3,552 SQ FT	330 SQ M
First Floor Office	3,552 SQ FT	330 SQ M
Total	105,142 SQ FT	9,768 SQ M

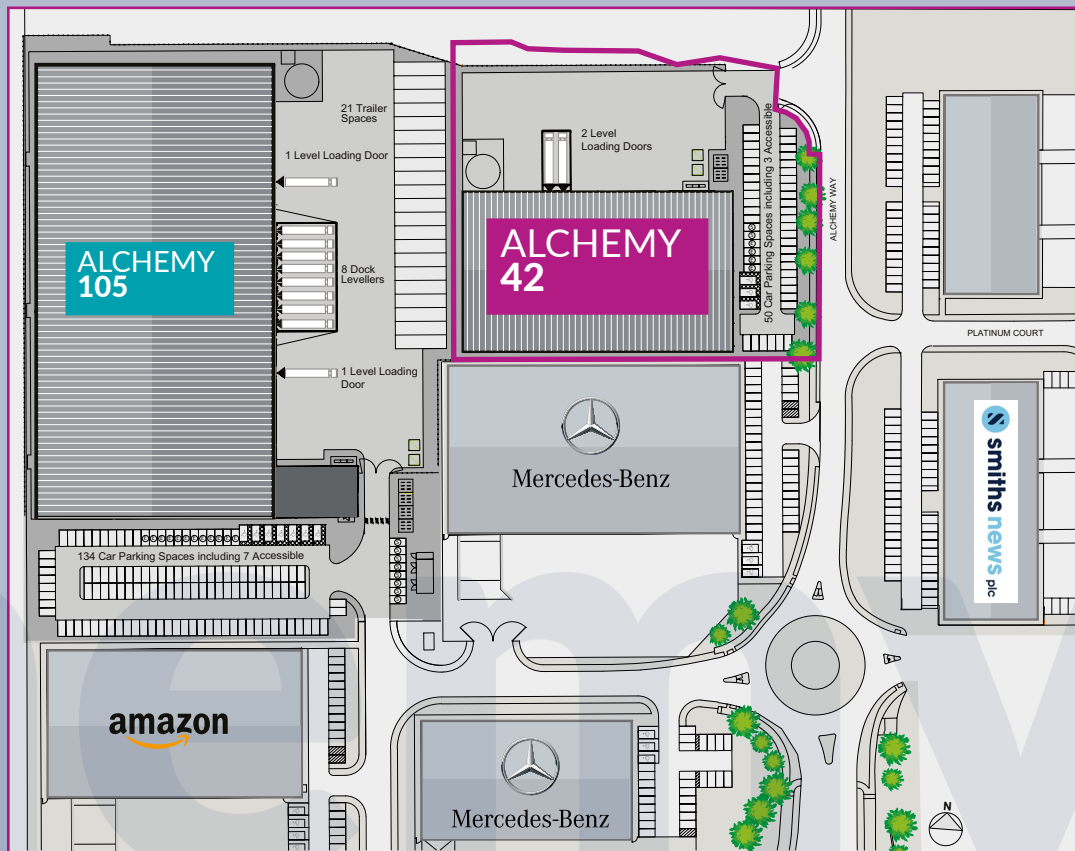


Specification

- > 15M minimum eaves height
- > Dedicated self-contained service yards
- > 2 Level access loading doors
- > 8 Dock level loading
- > 127 Dedicated staff car parking
- > 7 Accessible car parking
- > 3 phase power
- > 50 kn/m² floor loading
- > Secure gated yard, depth of 50M

Alchemy42

42,000 SQ FT (3,906 SQ M)



Floor Areas

Warehouse	98,038 SQ FT	9,108 SQ M
Ground Floor Office	3,552 SQ FT	330 SQ M
First Floor Office	3,552 SQ FT	330 SQ M
Total	105,142 SQ FT	9,768 SQ M

Specification

- > 10M minimum eaves height
- > Dedicated self-contained service yards
- > 2 Level access loading doors
- > 2 Doc level loading doors
- > 47 Dedicated staff car parking
- > 3 Accessible car parking
- > 3 phase power
- > 50 kn/m² floor loading
- > Secure gated yard, depth of 50M



All electric

The buildings have been designed as all electric environments for decarbonisation of energy supply. The UK is generating more than 50% of its electricity from renewable resources, all electric solutions will contribute to achieving zero green house gas emissions by the target date of 2050.



Photovoltaic

Alchemy 105 and 42 feature roof mounted solar panels, will the facility to fit additional capacity according to a clients requirements.



EV charging points

Alchemy 105 and 42 feature EV charging points.



Low carbon construction materials

An embodied small carbon footprint, significantly contributes to reducing the time it takes for a building to become carbon neutral.



Energy Performance Certificate A

Target EPC rating A



Sustainable solutions

Urban drainage system absorbs surface water. The system reduces the burden on the existing drainage system and will mitigate-flooding, improve water quality and support biodiversity.



BREEAM 'Excellent'

Alchemy 105 and 42 will target BREEAM 'Excellent'



Alchemy Business Park is in a prime location within easy reach of Liverpool, Warrington and Manchester



Alchemy Business Park is located within the Merseyside region which has a strong working age population of 1 million people

Alchemy¹⁰⁵&⁴²



The average salary for a warehouse operative is £18,000 per annum



41,700 people work in the logistics and distribution sector



Average weekly pay in the Knowsley area is £499.00



Knowsley is a key contributor to the Liverpool City Region's £28bn economy

POSITIONAL AWAITING NEW FIGURES



LIVERPOOL

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 Seaforth Container Terminal, at Liverpool 2, handles circa 700,000 TEUs (20ft container equivalent units) a year.

Liverpool City Region achieved Freeport Status in March 2021. It is one of eight locations across the UK which benefits 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



Network Space is a developer, investor and manager of commercial property active across the North and Midlands of England. Established in 1981, it is a family owned and managed business based in Newton-le-Willows. In recent years the group has developed over 2.8 million sq ft of commercial floor space, much of which is retained in the investment portfolio and managed in-house. Industrial property has always been the core focus of the business having been originally founded to purchase a former factory and convert it into an industrial estate. Over 35 years later, the group owns and manages an industrial /warehouse portfolio of over 3 million sq ft spread across 60 locations.

www.alchemybusinesspark.com

Terms

Units are available on a leasehold basis on terms to be agreed.

VAT

Chargeable where applicable at the prevailing rate.

Legals

Each party is responsible for their own legal costs.

Grants

Qualifying companies may be eligible for grants. For full details please contact Steve McKeown at Knowsley Borough Council on 0151 443 2240

Contact

For further information or to arrange a viewing please contact the joint agents.



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