

**FOR SALE**

**4.85 ACRES**

**DEVELOPMENT OPPORTUNITY**



LAND ON **ACORNFIELD ROAD**, KNOWSLEY INDUSTRIAL PARK, MERSEYSIDE, L33 7UF



## DESCRIPTION

- The site comprises a 4.85 acre prominent site with a net developable area of 4.2 acres fronting Acornfield Road on Knowsley Industrial Park.
- Vehicle access from Acornfield Road.
- Outline planning consent for B1/B2/B8 expired 16th October 2015.
- The site is relatively flat, undeveloped and overgrown scrubland, with an area of denser woodland covering the the northern perimeter (hatched area on site plan).
- Tenure - The site is held on a 999 year lease from the 24th May 2013 on a peppercorn rent.



## SITUATION

Knowsley Industrial 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:



Knowsley Industrial Park is located 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 subject site is located fronting onto Acornfield Road, one of the main arterial routes on Knowsley Industrial Park.

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# LOCATION

Knowsley is situated approximately 17 kilometres (11 miles) east of Liverpool and 48 kilometres (30 miles) west of Manchester.

## ROAD

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

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.

## FREEPORT

Liverpool, as the country's leading transatlantic port, is granted Freeport Status. It handles 45% of trade from the US and is the UK's biggest western facing port.

## 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 under 30.** The total working age group is young by national standards



**549,906 people** classified as industrial and logistics workers in a **30-minute drive time**



**4.4 million people** live within a **45-minute drive**



Labour market costs in the commute area serving Knowsley are amongst the **lowest of all UK locations**



## 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



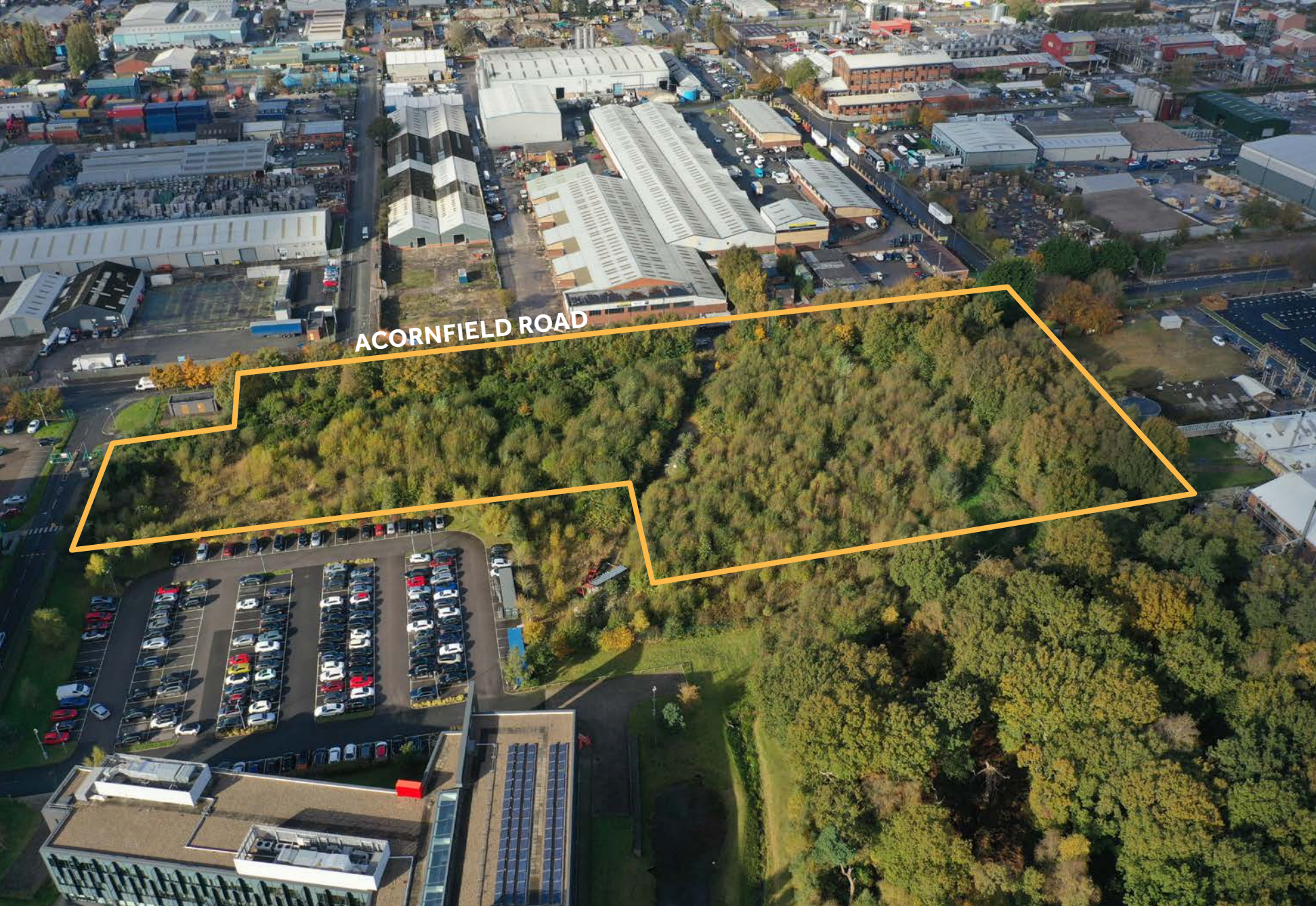
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## TERMS

The site is available for sale on a long leasehold basis.

The 999 lease is from 24th May 2013 at a peppercorn rent. Further details available on request.

## PRICE

On application.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## DATA-ROOM

Please contact JLL for access to the data-room.

## CONTACT

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