



FLEX KNOWSLEY

Caddick Road
Knowsley Business Park
L34 9HP

FOR SALE / TO LET

MODERN WAREHOUSE FACILITY

52,076 Sq Ft

(Adjoining part chilled/ambient unit extending
to 21,806 sq ft available if required)

› Fully Refurbished
› Immediately Available



FLEX
KNOWSLEY

Strategic Location

Providing fast access to M57/
M58 & M6 Plus Liverpool/Docks,
Manchester & The Regional Airports



The Site

The property comprises **52,076 sq ft (4,838 sq m)** of Warehouse & offices on a secure, self-contained, site with parking and yard areas.

Knowsley 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. Major occupiers include B&M, QVC, Matalan, Amazon, Makro, DHL, Home Bargains and Liverpool FC.

JAGUAR

Saputo

amazon

home bargains

Bowker
B
Group
Est. 1919

ocado

MATALAN

APPLIED
NUTRITION

GOLDSTAR



GXO

makro



DHL

Virgin
media

DENHOLM



Location

Knowsley Business Park is based either 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 and the Port of Liverpool to the west and the M6/Manchester City Centre to the east. The M57 also connects to the M58 to the north and M62 to the south.

The property is located on the southern side of the East Lancashire Road (A580) and is accessed off School Lane, which has direct access from Junction 4 of the M57.



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Drive Times

A580
East Lincs
2 mins

M57
Junction 4
3 mins

M58
8 mins

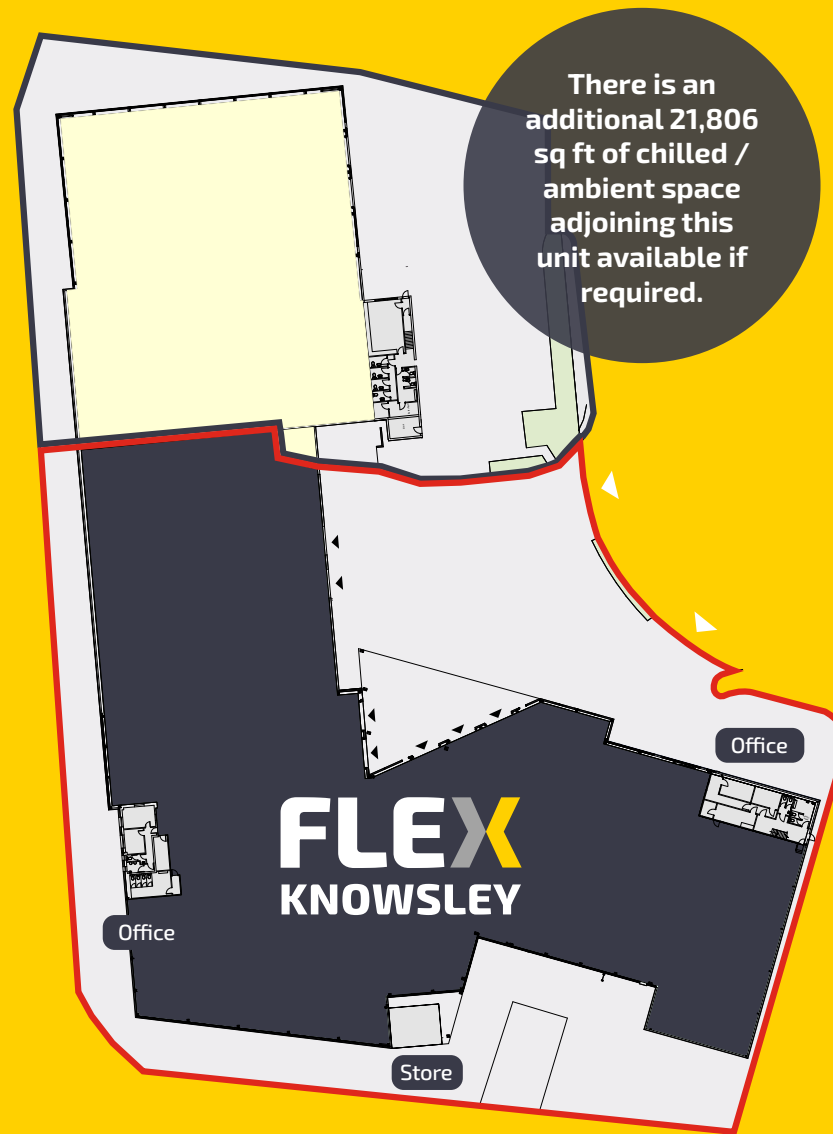
M6
Junction 23
15 mins

Liverpool Docks
18 mins

Liverpool John
Lennon Airport
25 mins

Manchester Airport
40 mins





Specification



Eaves height up to 7.4m



7 loading doors



217kVA Mains incoming power supply



A mix of fluorescent, LED + low energy lighting

Accommodation

SPACE	SQ FT	SQ M
Warehouse	49,395	4,589
Office	2,681	249
Total	52,076	4,838
Store	420	39

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Further Information

Terms

The facility is available For Sale. Alternatively, consideration may be given to a new Lease.

Legal costs

Each party will be responsible for their own legal costs.

Rateable Value

Interested parties should make their own enquiries of the relevant local authority.

EPC

Energy Performance Certificate is available upon request.

VAT

Figures where quoted are exclusive of but may be liable to VAT at the prevailing rate.

Tenure

The property is held Freehold.

Money Laundering

A successful purchaser will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

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Contact

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