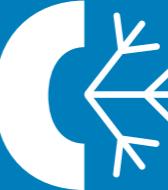


FOR SALE / TO LET

CHILLED/ AMBIENT WAREHOUSE

**21,806 sq ft**

(Adjoining warehouse extending to  
52,076 sq ft available if required)

 **HILL**  
Knowsley

Caddick Road  
Knowsley Business Park  
**L34 9HP**

• Fully Refurbished

• Immediately Available

## THE SITE

The property comprises 21,806 sq ft of chilled/ambient warehouse space & offices on a secure, self-contained, site with parking and yard areas.

**CHILL**  
Knowsley

L34 9HP

### Strategic Location

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



**Knowsley Business Park** is one of the largest industrial parks in Europe at almost 1,200 acres (485 ha), being home to almost 600 companies and major occupiers located at Knowsley include:



**MATALAN**



**GXO**



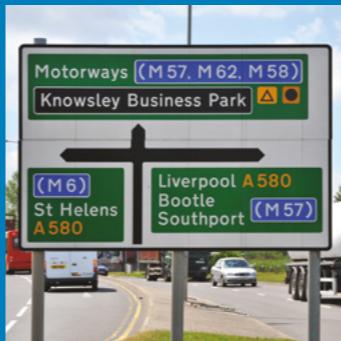
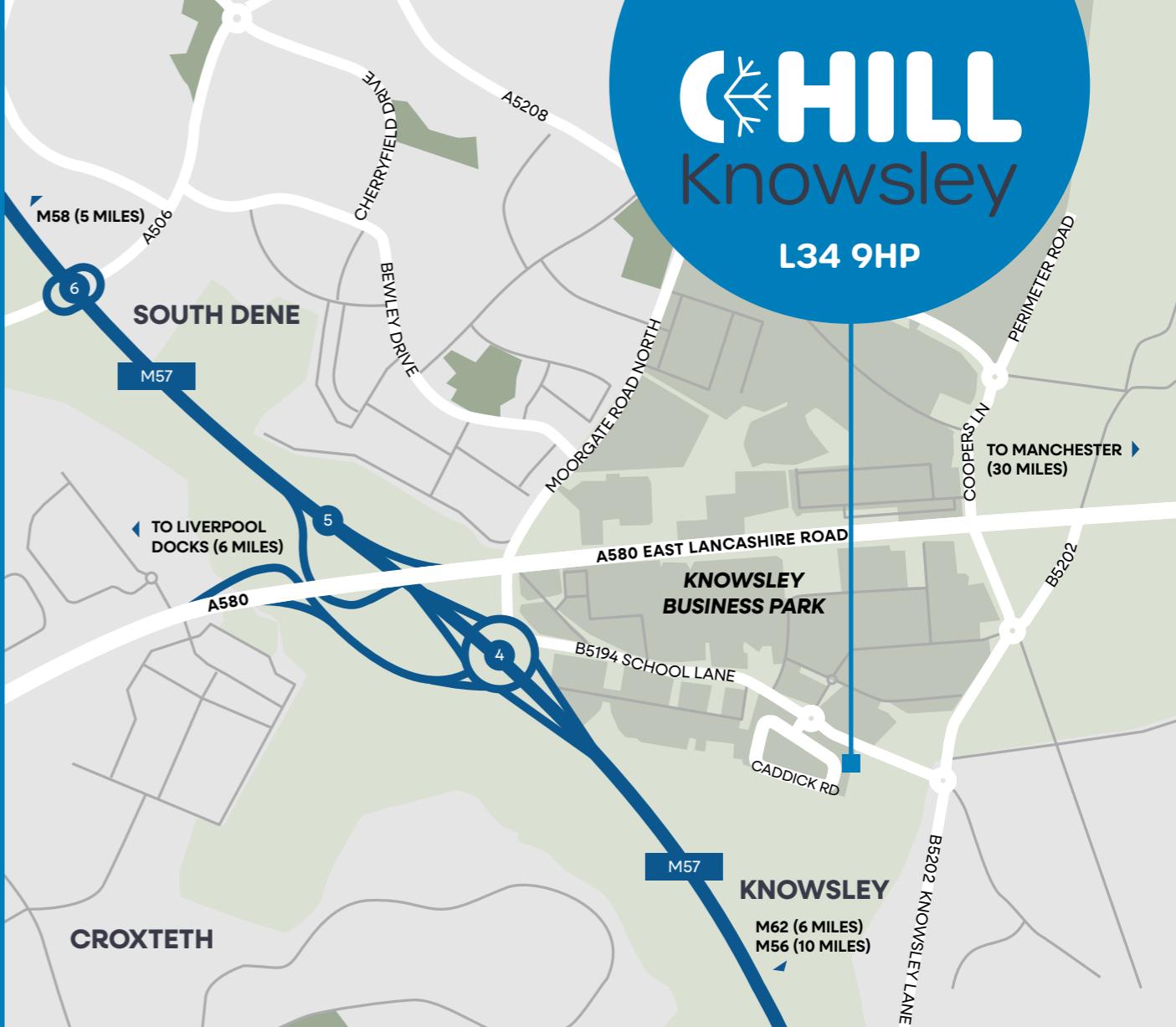
# LOCATION

**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 Centre to the west with 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.



**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.





Drive Times

A580  
East Lancs  
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



Temperature range +8°C to +2°C



Minimum Clearance Height 6.48m



2 Drive-in & 1 Dock-level loading door



250kVA Mains incoming power supply



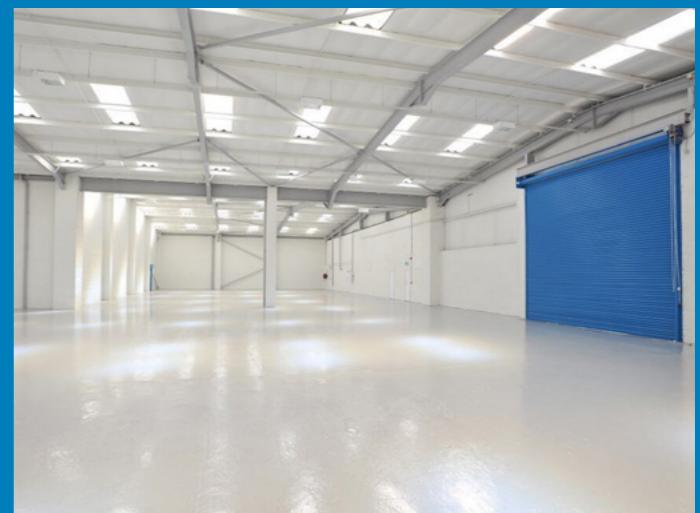
A mix of fluorescent, LED + low energy lighting

# ACCOMMODATION

SPACE	SQ FT	SQ M
Warehouse	19,482	1,810
Office	2,324	216
<b>Total</b>	<b>21,806</b>	<b>2,026</b>



Illustrative Landlord Refurbishment Images



# 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 Certificates are 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.



# CONTACT

For further information please contact one of the joint agents;

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**CHILL**  
Knowsley  
L34 9HP