



# 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

QVC

GXO

makro



DHL

Virgin  
media

DENHOLM

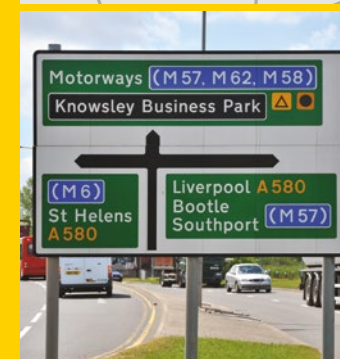
# Location

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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# FLEX KNOWSLEY

Drive Times

A580  
East Lincs  
2 mins

M57  
Junction 4  
3 mins

M58  
8 mins

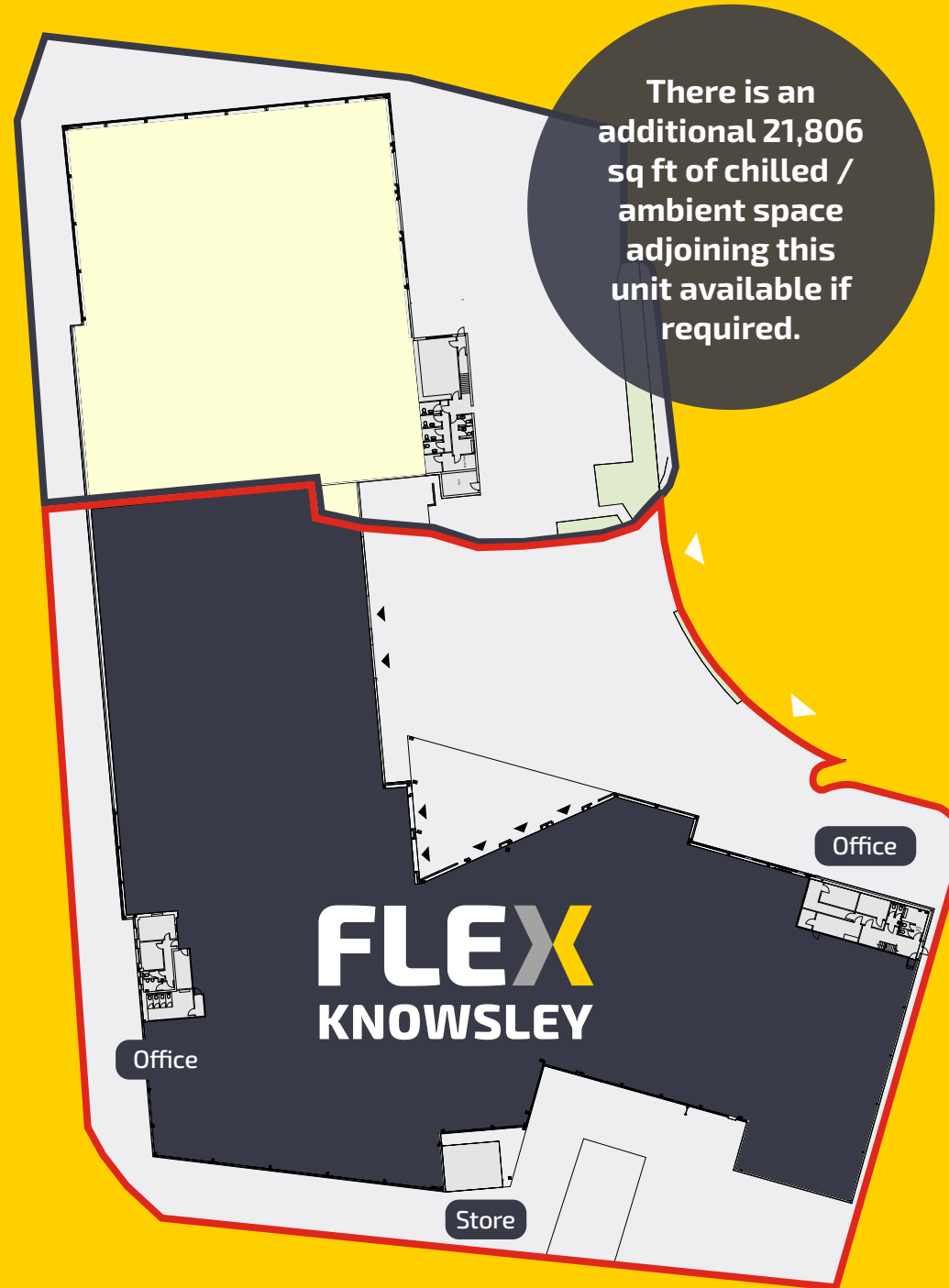
M6  
Junction 23  
15 mins

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    |

# 52,076 Sq Ft

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



# 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.

**FLEX**  
**KNOWSLEY**

L34 9HP



# Contact

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