



STOPGATE PARK

Simonswood, Knowsley, Merseyside L33 4YA



MID BOX INDUSTRIAL / LOGISTICS OPPORTUNITIES **TO LET / FOR SALE**

UNIT 1 **SOLD**

UNIT 2 **48,700 SQ FT**

UNIT 3 **82,100 SQ FT**

BESPOKE BUILD TO SUIT OPPORTUNITIES AVAILABLE

DETAILED PLANNING CONSENT SECURED

SITUATION

KNOWSLEY INDUSTRIAL PARK

BRINTONWOOD TRADING ESTATE

TO LIVERPOOL AND
LIVERPOOL PORT

TO M6 J23
AND MANCHESTER

A580

4

5

M57

APPLIED
NUTRITION

DHL

MATALAN

amazon

makro

avc

EuroVast

KAMMAC

Saputo
Dairy UK

ocado

UNILIN

home bargains

PINGWOOD LANE

GXO

UNIT 1 SOLD TO
JohnMason
International Movers

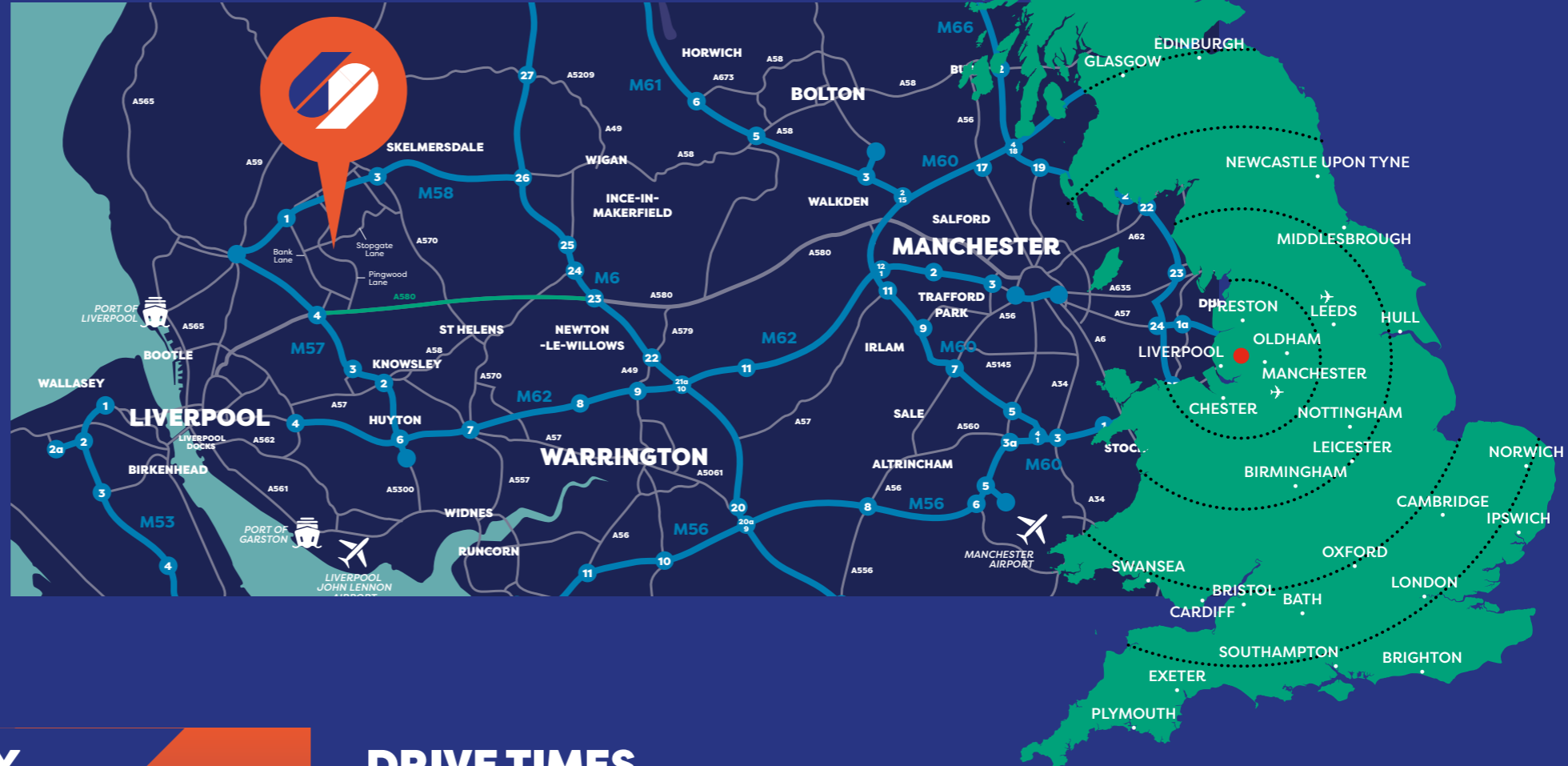
STOPGATE LANE

 **STOPGATE
PARK**

LOCATION

Stopgate Park is situated approximately 1.8 miles (8 mins drive) north of Knowsley Industrial Park, one of the North West's most significant and established industrial and logistics locatins. Knowsley Industrial and Business Parks combine to form the largest industrial employment area in the Liverpool City Region, second in size only to Trafford Park within the North West. The estate is home to both SMEs and large-scale businesses and major occupiers include Amazon, QVC, Matalan and Makro.

The Port of Liverpool is located approximately 10 miles to the west and is the UK's biggest western facing transatlantic port. It is a major gateway for commerce serving more than 100 global destinations with 45% of trade coming from the US.



YOU'RE IN GOOD COMPANY...

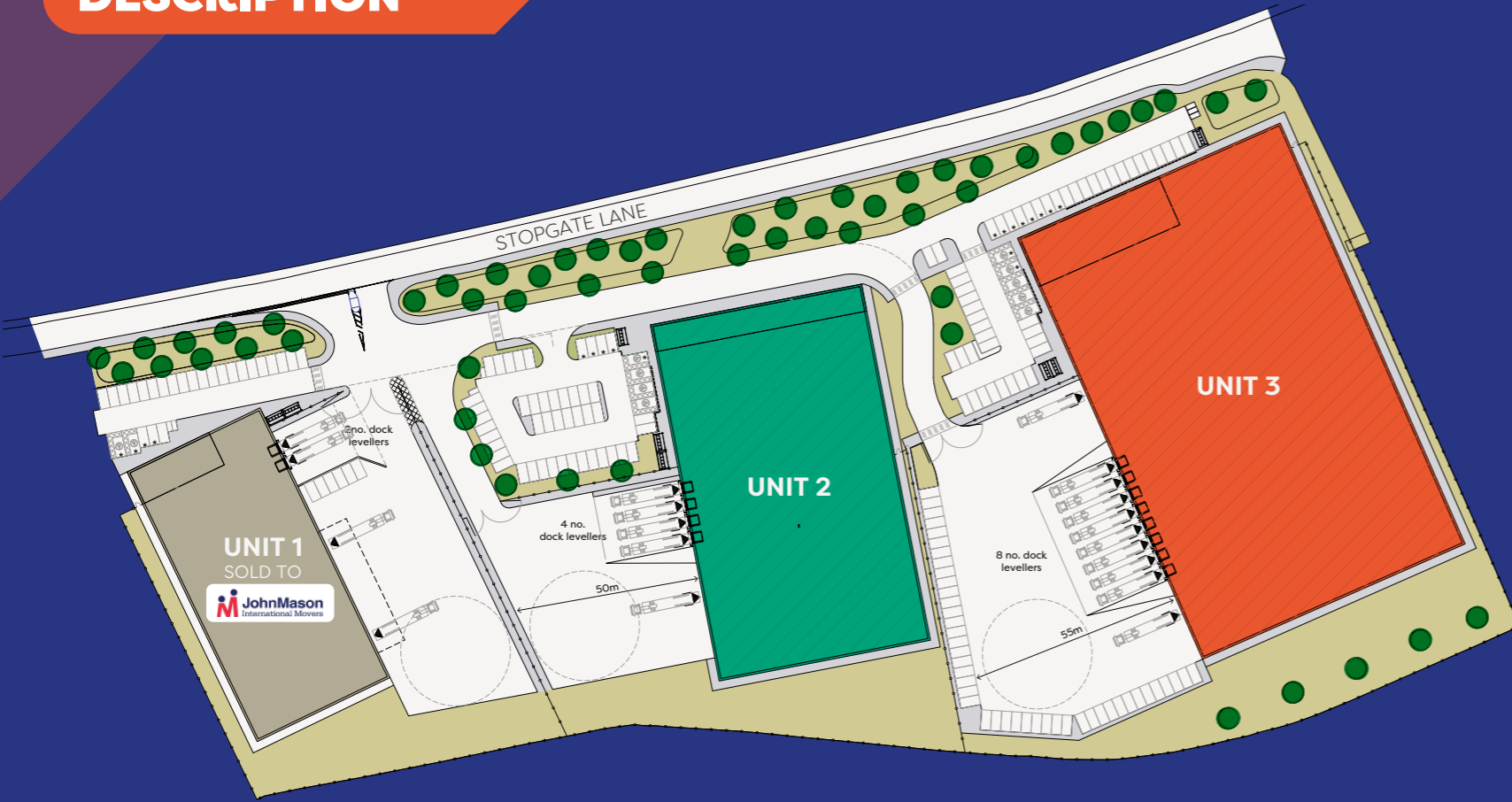


DRIVE TIMES

	M58	9 mins	3.5 miles		Liverpool John Lennon	30 mins	17.5 miles	
	M57	12 mins	4 miles		Manchester Airport	43 mins	37 miles	
	M6	15 mins	10 miles			Port of Garston	37 mins	19.5 miles
	M62	19 mins	11 miles			Port of Liverpool	40 mins	14 miles
	Liverpool	38 mins	12 miles					
	Manchester	52 mins	35 miles					
	Leeds	1hr 30 mins	74 miles					
	Birmingham	1hr 50 mins	100 miles					



DESCRIPTION



UNIT 2

	SQ FT	SQ M
GROUND FLOOR	45,800	4,250
FIRST FLOOR OFFICES	3,200	300
TOTAL	48,700	4,550

- 12.5m clear internal height
- 50m max yard depth
- 4 Dock Levellers
- 50 car parking spaces (inc 4 accessible and 5 EV)
- 1 Level Access Loading Door
- 350 KVA
- Fitted offices

UNIT 3

	SQ FT	SQ M
GROUND FLOOR	77,800	7,236
FIRST FLOOR OFFICES	4,300	402
TOTAL	82,100	7,638

- 12.5m clear internal height
- 55m max yard depth
- 8 Dock Levellers
- 97 car parking spaces (inc 5 accessible and 10 EV)
- 2 Level Access Loading Door
- 500 KVA
- Fitted offices

GREEN CREDENTIALS

BREEAM[®]
BREEAM TBC

EPC A

Cycle Storage

Landscaped Site



AERIAL

TO M62 J6
11 MINS

TO LIVERPOOL
38 MINS

TO LIVERPOOL PORT
40 MINS / 14 MILES

TO M6 J23
15 MINS

A580

4

M57

6

BRINTONWOOD TRADING ESTATE

KNOWSLEY INDUSTRIAL PARK

COUNTY ROAD

PERIMETER ROAD

BANK LANE

TO M58 J1
5 MINS

PINGWOOD LANE

STOPGATE LANE



**STOPGATE
PARK**



Superb mid box
industrial / logistics
opportunity



Well situated,
close to Knowsley
Industrial Park

UNIT 1 SOLD TO
 **JohnMason**
International Movers



FURTHER INFORMATION

EPC

Full EPC certificates will be available on completion.

VAT

Vat will be payable upon any transaction.

CONTACT

For more information, please contact the agents:



Joe Bostock
07933 516 465
joe.bostock@jll.com

TERMS

Units are available to let for a term of years to be agreed.

Alternatively our client may be willing to Sell.



Sam Royle
07793 808264
s.royle@box4realestate.co.uk

James Goode
07891 810260
j.goode@box4realestate.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. April 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk