

To Let – Prime Logistics / Manufacturing Unit  
Detailed Planning secured

442,548 sq ft (41,114 sq m)

**Available for D&B from Q3 2026**

Deacon Park, Moorgate Road North,  
Knowsley, L33 7RX

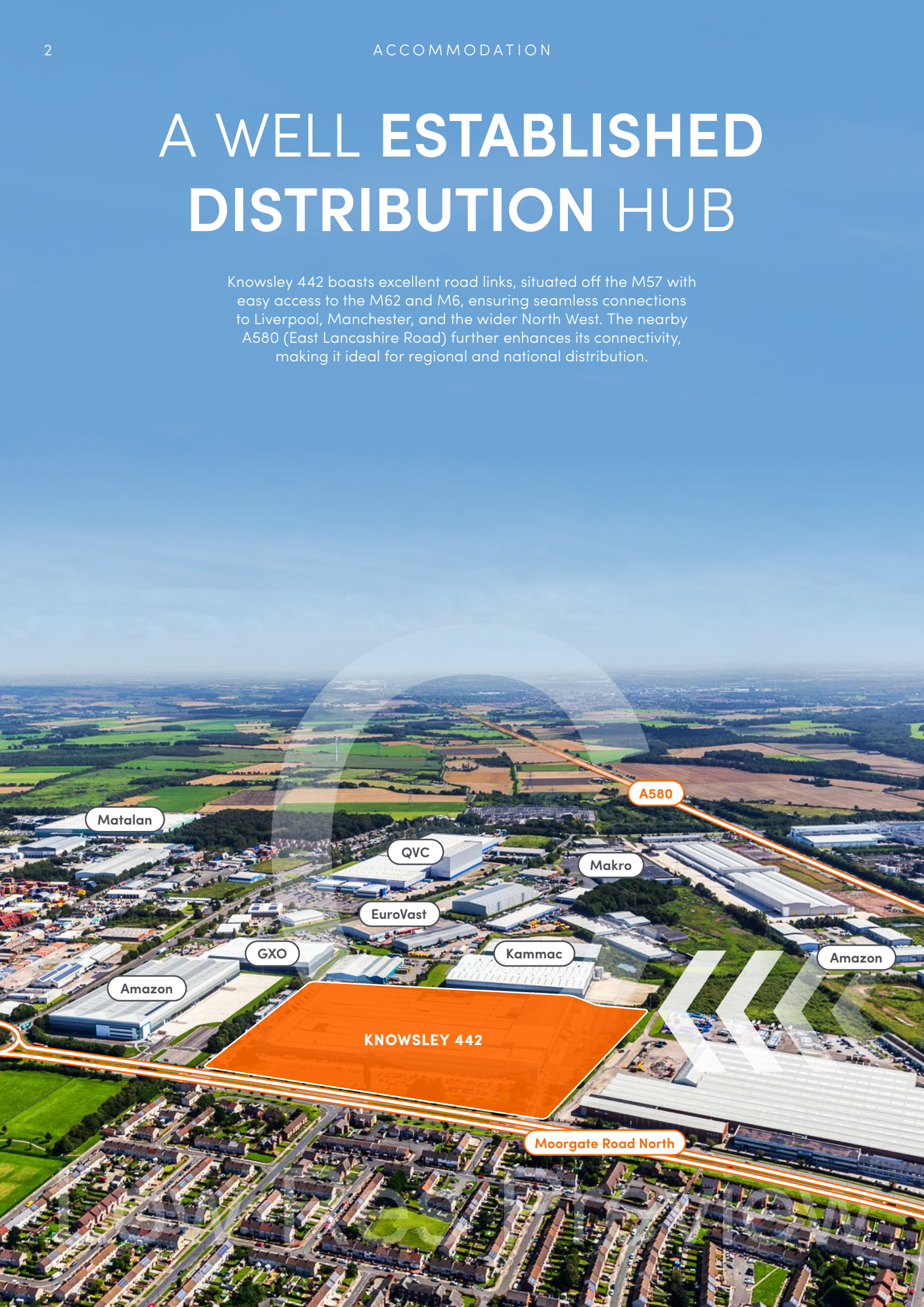


K N O W S L E Y 4 4 2



# A WELL ESTABLISHED DISTRIBUTION HUB

Knowsley 442 boasts excellent road links, situated off the M57 with easy access to the M62 and M6, ensuring seamless connections to Liverpool, Manchester, and the wider North West. The nearby A580 (East Lancashire Road) further enhances its connectivity, making it ideal for regional and national distribution.





18m Clear height



3 Level access doors



40 Dock level doors



8 Euro dock level doors



2MVA Power supply



50M Yard depth



Floor loading up to 50 KN/M<sup>2</sup>



Fully secure site & gatehouse



385 Car & 65 HGV parking spaces



115,000 Pallets



PV panels



EV parking spaces

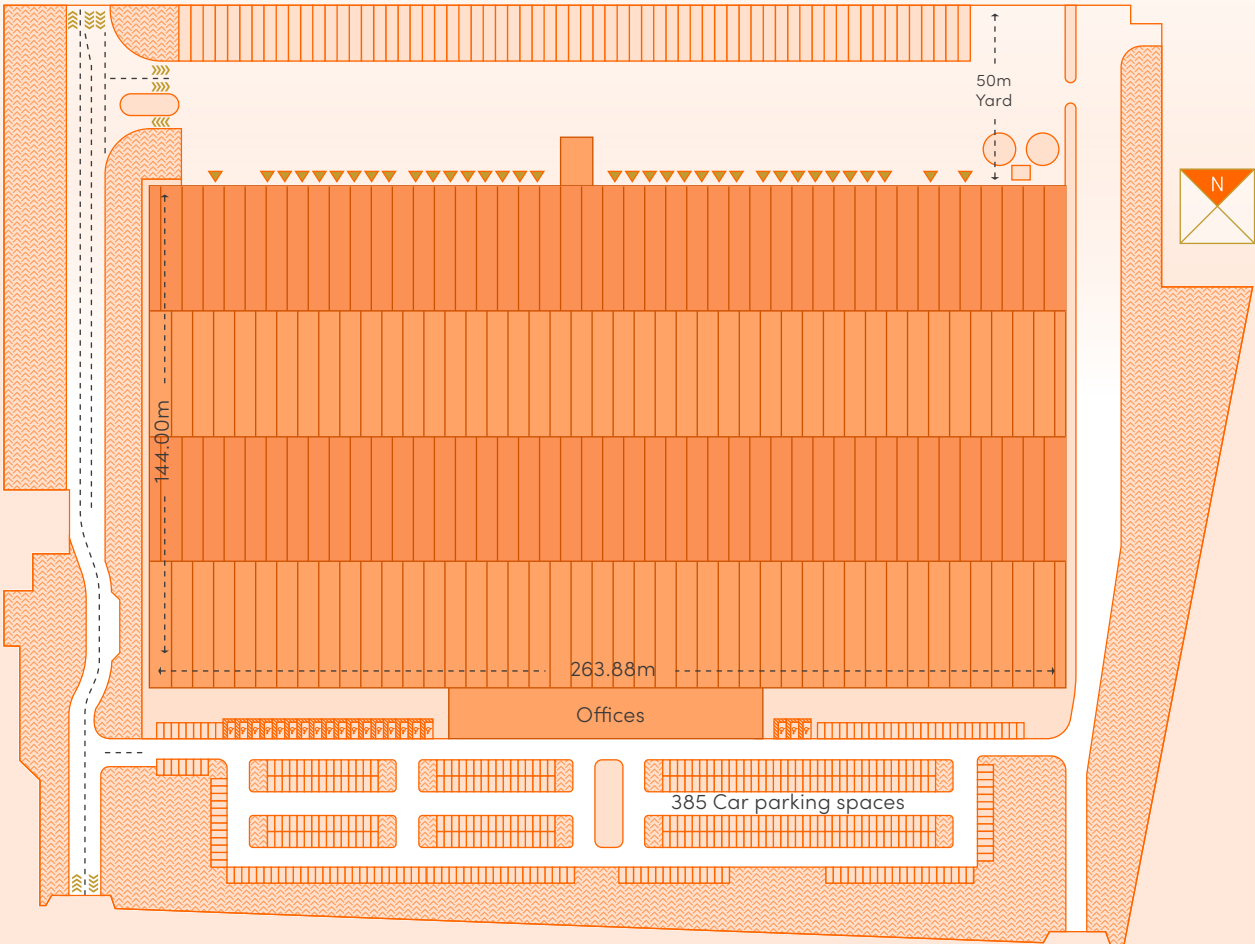


BREEAM 'Very good'



Target EPC A

Knowsley 442	SQ FT	SQ M
Warehouse	414,527	38,515
Office (2 storey)	25,295	2,350
Transport Office	2,390	222
Gatehouse	291	27
Total	442,548	41,114

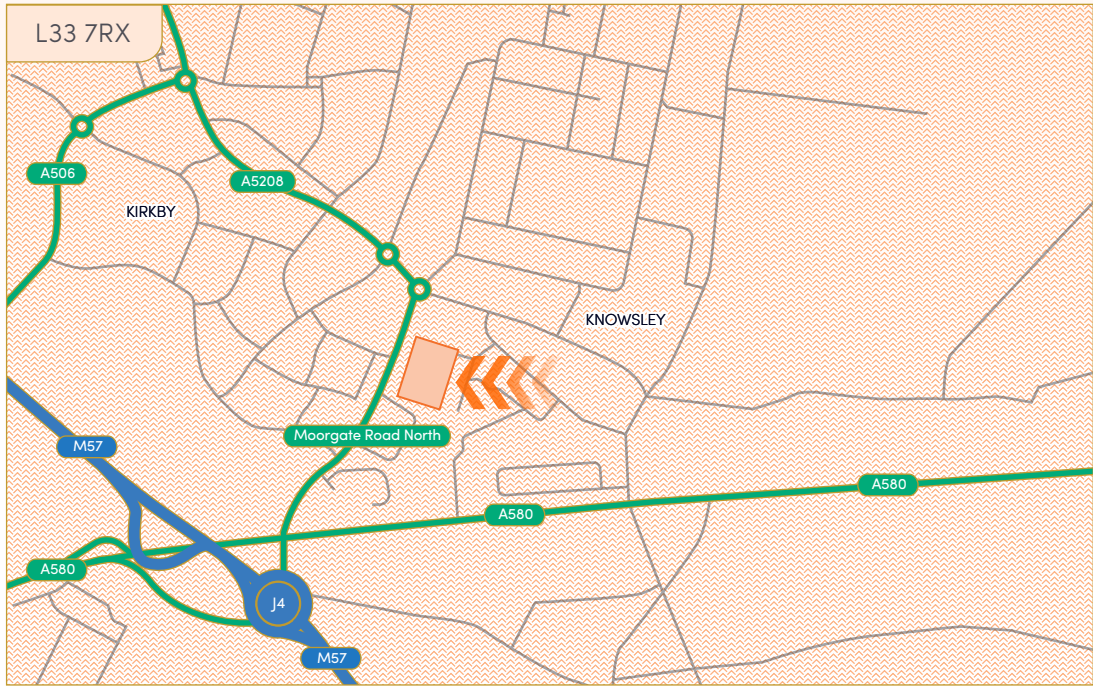




# A LOCATION THAT DOES THE WORK FOR YOU

Knowsley is a key logistics hub with superb connectivity to the National Motorway Network and strategic proximity to major rail, port, and airport infrastructure.

The property is conveniently located off Moorgate Road at Knowsley Business Park, an established distribution area situated 1 mile from the M57 Motorway (Junction 4) and 12 miles east of Liverpool city centre, providing direct access to the Port of Liverpool. Additionally, its position offers swift access to the M62 and M6, enabling efficient distribution across the Northwest and beyond.



## Travel Times



**M57 Junction 4**  
0.5 miles / 3 mins



**M6 Junction 23**  
9 miles / 16 mins



**Liverpool**  
8 miles / 25 mins



**Manchester**  
32 miles / 44 mins



**Birmingham**  
95 miles / 1 hr 35 mins



**Liverpool John Lennon**  
13 miles / 19 mins



**Port of Liverpool**  
8 miles / 18 mins

## FREEPORT

Knowsley 442 sits within the Liverpool City Region Freeport Zone and, therefore, eligible businesses' can apply for Custom Site Operator (CSO) status, which would allow them to take advantage of duty suspension, duty exemptions on re-exports and flexibility on how duty is calculated as well as simplified customs procedures to import, export, store or process goods, and streamlined processes for bringing goods into and moving goods between customs sites.

For further information on any Freeport customs benefits, please contact:

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Skilled labour pool –  
670,000 people employed  
in skilled occupations



190,000 people are  
currently unemployed,  
which is higher than  
the national average  
unemployment rate



264,000 people are  
employed in the  
manufacturing industry



Average earnings is 2.6%  
lower than the national  
average



## DTRE

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