



TO LET

TRADE COUNTERS/
BUSINESS UNITS

6,142 - 18,415 SQ. FT.





THE
ACADEMY
LIVERPOOL FOOTBALL CLUB

amazon

UNILIN

ocado MORRISONS

ACADEMY
BUSINESS UNITS

FareShare

LEES ROAD

ONE OF THE COUNTRY'S LARGEST
PRIVATE PROPERTY DEVELOPER
AND INVESTMENT MANAGEMENT
COMPANIES.

ARBOUR LANE

ACADEMY TWO
PLANNING
APPROVED

UNIT 7

UNIT 1E
UNIT 1D

UNIT 1C
UNIT 1C

UNIT 1 E, G, H
ASSOCIATES OF
CAPE COD
INTERNATIONAL

UNIT 6C
ASSOCIATES OF
CAPE COD
INTERNATIONAL

UNIT 6D

UNIT 6E
REXEL

UNIT 6F
LIVER PRINT

UNIT 6G
SCREW FIX

SUBWAY

TOOLSTATION

Esso

Morrisons

GREGGS

ACADEMY
TRADE COUNTERS

COSTA
CAFFE D'ITALIA

UNIT 6 DRIVE-THRU
Wendy's

POPEYES
LOUISIANA KITCHEN

A5208 COUNTY RD

TO A580/EAST LANCASHIRE ROAD AND M57 (JUNCTIONS 4 AND 5)

Orbit
Developments
A MEMBER OF THE EMERSON GROUP

Orbit Developments is the commercial division of The Emerson Group and was established in 1971 by Peter Emerson Jones. Since then the company has grown to be one of the country's largest private commercial property developers and investment management companies with an extensive portfolio of over 250 buildings across 7.5 million sq ft.

Our experienced team manages a seamless provision of all services direct to our clients and aim to meet their individual requirements by working together with clients on specific requests and by creating tailored packages.

Our dedicated in-house facilities management team are responsible for the day to day management of the portfolio and liaison with our clients. Academy Business Park has a scheme manager working alongside the facilities management team providing immediate client facing support.



Academy Business Park is situated in the heart of Knowsley Industrial Park, the principal logistics and industrial area within the Borough and the largest industrial area in the Liverpool City Region, home to over 600 businesses.

Academy is located on one of the main arterial routed which connects Liverpool to Manchester. Junction 4 of the M57 is a three minute drive from the park allowing quick and easy access to the M62 and M6.

The modern-style, high quality business units will benefit from:

- Competitive rental and incentive packages
- Flexible and adaptable warehouse space to suit a variety of end user requirements
- 6 meter eaves height
- Larger roller shutter access for HGV deliveries
- 3-phase electricity supply, water and gas being connected
- Car parking spaces
- 24 hour manned security, 365 days a year, with CCTV coverage



BESPOKE
REQUIREMENTS
CAN BE
ACCOMMODATED TO
SUIT AN OCCUPIERS
REQUIREMENTS

Lease Terms The premises are available on a new lease to be agreed.

EPC An energy performance certificate will be provided on completion.

COMPANIES ALREADY ESTABLISHED AT ACADEMY BUSINESS PARK



COMING EARLY 2025

- BUSINESS UNIT 1A**
OCCUPIED
- BUSINESS UNIT 1A(1)**
OCCUPIED
- BUSINESS UNIT 1B**
OCCUPIED
- BUSINESS UNIT 1B (1)**
OCCUPIED
- BUSINESS UNIT 1C**
3,067 SQ.FT. (285 SQ.M.)
- BUSINESS UNIT 1C (1)**
3,100 SQ.FT. (288 SQ.M.)
- BUSINESS UNIT 1D**
6,124 SQ.FT. (569 SQ.M.)
- BUSINESS UNIT 1E**
6,124 SQ.FT. (569 SQ.M.)





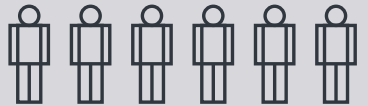
DEMOGRAPHICS

2.9
MILLION
PEOPLE OF WORKING AGE



DRIVE
TIMES

SKILLED LABOUR POOL
670,000
PEOPLE EMPLOYED IN
SKILLED OCCUPATIONS



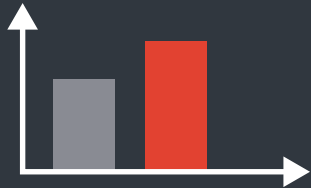
264,000
EMPLOYED IN
MANUFACTURING

LOCATION

Knowsley is a well-established business location that has attracted a wide range of companies such as QVC, Makro, Matalan and Vertex – along with leisure provider David Lloyd Health Clubs and Liverpool Football Club's Academy, which adjoin the Academy Business Park site.

Both Liverpool John Lennon Airport and Manchester Airport are within easy-driving distances, offering a full range of facilities for passengers and cargo transporters alike. The port of Liverpool is just under 9 miles from the business park, where the £400m Liverpool2 scheme is set to provide north based exporters with a more competitive route to international markets.

Academy Business Park is located on one of the main arterial routes which connects Liverpool to Manchester. Junction 4 of the M57 is a three minute drive from the park, allowing access to the M62 in under 10 minutes and M6 in just 15 minutes.

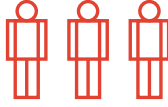


KNOWSLEY'S BUSINESS
BASE HAS GROWN FOR
9 CONSECUTIVE
YEARS

45
MINS

30
MINS

1.14
MILLION
PEOPLE OF WORKING AGE



HOME TO AROUND 3,700 BUSINESSES INCLUDING BIG NAMES LIKE
JAGUAR LAND ROVER, QVC AND MATALAN



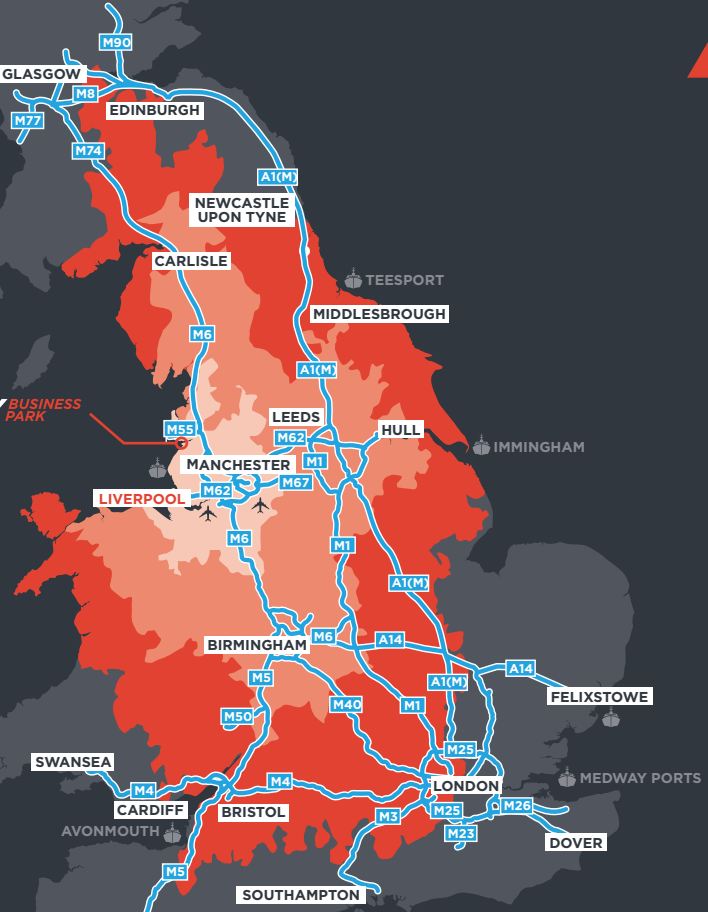
A KEY CONTRIBUTOR TO THE
LIVERPOOL CITY REGION'S £28 BILLION
ECONOMY



HGV
DRIVE
TIMES

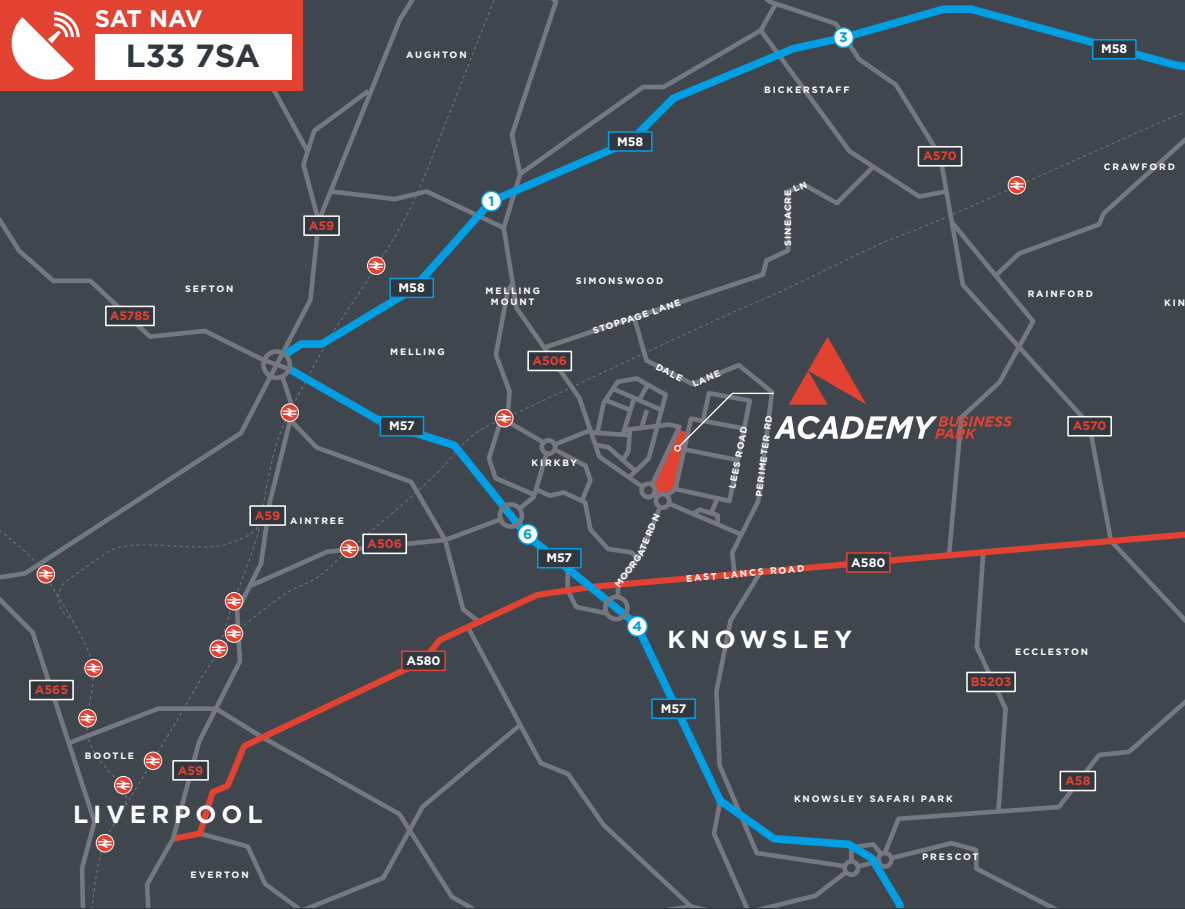
- 1.5 HOURS
- 3 HOURS
- 4.5 HOURS

HOME TO OVER
600 BUSINESSES
AND BENEFITS
FROM EASY
ACCESS TO THE
EAST LANCASHIRE
ROAD (A580), M57
AND THE WIDER
MOTORWAY
NETWORK



DRIVE TIMES

Liverpool Euro Rail Terminal (Seaforth)	7 miles
Liverpool Freeport Terminal (Bootle)	7 miles
Liverpool Ferry Terminals (Princes Parade)	8 miles
Liverpool City Centre	9 miles
Liverpool John Lennon Airport	15 miles
Warrington	19 miles
Manchester City Centre	33 miles
Manchester Airport	36 miles
Chester	36 miles
Cardiff	201 miles
Glasgow	212 miles
London	212 miles





ACADEMY *BUSINESS
PARK*

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DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that : (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition. (0625)