

M57 JCN 2

# NEON

@KNOWSLEY

A DEVELOPMENT BY

**MARSHALL**

COMMERCIAL DEVELOPMENT OPPORTUNITIES

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**FOR SALE / TO LET**  
**NEW BESPOKE INDUSTRIAL / MANUFACTURING / DISTRIBUTION UNITS**  
**FROM 21,500 TO 74,000 SQ FT**  
**(1,997 - 6,875 SQ M)**

ENTER





M57 JCN 2

**NEON**  
@KNOWSLEY

DESCRIPTION

THE SITE

LOCATION & SITUATION

KNOWSLEY

ACCOMMODATION

SPECIFICATION

GALLERY

CONSTRUCTION  
PROGRESS

MARSHALL

FURTHER INFO



## DESCRIPTION



Phase I comprises a new build, 5 unit industrial/logistic development providing 197,500 sq ft. Phase II will provide an additional 106,500 sq ft.



Each unit will provide a highly specified detached warehouse of steel portal frame construction on a secure self-contained site with accommodation ranging from 21,500 sq ft - 74,000 sq ft.



Sustainability will be at the heart of the development. All buildings will be constructed and offer a target BREEAM Excellent rating, EPC A rating, Net Carbon Zero, Solar panel provision.





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# LOCATION

Knowsley is situated approximately 11 miles (17 kilometres) east of Liverpool and 30 miles (48 kilometres) west of Manchester.

Knowsley is served by the M57, M56, M62, M58 and M6 making it an excellent strategic industrial/distribution location in which to serve the North West of England and wider UK area.

The M62 motorway connects Liverpool to Leeds via the M60 orbital motorway.



**M57 JUNCTION 2**  
0.2 MILES  
(1 MINUTE DRIVE)



**PRESCOT STATION**  
1.8 MILES  
(5 MINUTES DRIVE)



**LIVERPOOL AIRPORT**  
11 MILES  
(25 MINUTES DRIVE)

**MANCHESTER AIRPORT**  
30 MILES  
(35 MINUTES DRIVE)



**PORT OF LIVERPOOL**  
12 MILES  
(22 MINUTES DRIVE)

# SITUATION

Neon, Knowsley benefits from immediate access to Junction 2 of the M57 motorway.

- Junction 1 (Huyton) is situated within 3 miles (5 minutes) and connects with the M62 motorway at Tarbock Island.
- Junction 4 M57 (Knowsley) provides connections with East Lancs Road (A580) within 5 miles (6 minutes), a main arterial route providing connections between Liverpool and Manchester.
- M57 interconnects with the M58 at Switch Island and provides connections to Skelmersdale and North Liverpool.

Liverpool2 is Peel Ports' deep water container terminal and situated within 12 miles (22 minutes) accommodating 95% of the global container vessel fleet, Liverpool2 will enable the Port of Liverpool to house two 13,500 TEU post-Panamax vessels simultaneously. This creates the capacity to handle the next generation of container ships and will enable the Port of Liverpool to be the UK's national gateway and transshipment hub for Ireland.





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## FREEPORT STATUS

Liverpool City Region achieved Freeport Status in March 2021. Freeport goods can be imported, manufactured and re-exported without being subject to customs checks, paperwork or tariffs.\*

- Free Zone – An enclosed, secure customs zone.
- Certain standard tax and customs rules do not apply.
- Reduced import tariffs on goods.
- Allows for storage and manufacture of imported goods.
- Provides the ability to add value before goods are exported again.

## INVESTMENT ZONE

Neon forms part of Liverpool City Region's Life Sciences Investment Zone. Backed by £80 million in government funding, the Investment Zone will benefit from a range of interventions which could include skills, infrastructure and tax reliefs, depending on local circumstances. Liverpool City Region set to gain 4,000 jobs as the UK's second Investment Zone.

\*Any freeport benefits will be subject to the status of the tenant/purchaser.





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## ACCOMMODATION



Unit No.	Warehouse (sq ft)	Ground Floor Office (sq ft)	First Floor Office (sq ft)	Total (sq ft)	Total (sqm)	Dock Loading Door	Level Access Loading Door	Eaves Heights (metres)	Car Parking Spaces	Yard Depth (metres)	Power (KVA)
2	48,500	1,500	1,500	51,500	4,785	4	2	12	84	48	250
3	20,000	-	1,500	21,500	1,997	-	2	10	39	40	100
4	25,000	-	2,000	27,000	2,508	-	2	10	61	43	200
5	66,000	4,000	4,000	74,000	6,875	2	4	12	131	40	335
6	20,000	-	1,500	21,500	1,997	-	2	10	34	45	100

# SPECIFICATION

The units will be built to the highest specification:



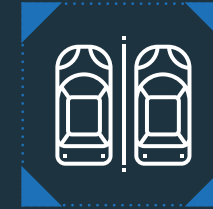
**BREEAM EXCELLENT /  
TARGET NET ZERO CARBON**



**EPC "A" RATING**



**5-10% OFFICE/STAFF  
ACCOMMODATION**



**DEDICATED ON-SITE  
CAR PARKING**



**DOCK  
LOADING**



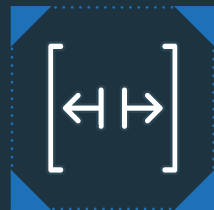
**LEVEL ACCESS  
LOADING**



**EV CHARGING  
POINTS**



**10-12M EAVES  
HEIGHTS**



**40M+  
YARD DEPTHS**



**HGV TRAILER  
PARKING**



**PRIMARY SUBSTATION TO  
FEED THE PARK**



**50KN/M2 FLOOR  
LOADING**





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# GALLERY



Indicative warehouse interior







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# CONSTRUCTION PROGRESS

NEON building progress as of December 2024.







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**HURRICANE 52**  
Estuary Business Park, Liverpool



**AIR 66 & 84**  
Owen Drive, Speke



**COBALT PARK**  
Oldham Broadway Business Park Chadderton



**GORSEY POINT**  
Gorsey Lane, Widnes



**NORTHSIDE 45**  
Junction 8 M53, Ellesmere Port



**UNION SQUARE**  
Fifth Avenue, Trafford Park, Manchester M17 1DS

## MARSHALL DEVELOPMENTS

### A Family Run Business For Over 120 Years

Originally founded in Elland, West Yorkshire in 1901 and now owned and run by the fourth generation of the family, the Marshall Group has built a solid reputation over the years for quality developments completed on schedule, to budget and with an unerring attention to detail.

A lot of our work comes through repeat business and client referral, a fact of which we are extremely proud.



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Technical Team & Consultants



**LIVE PROJECTS**

Focused in the NW region



**ESG**

Developing to BREEAM very good



**FOCUSED**

Home Team



**PRIVATELY OWNED**





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## TENURE

Leasehold/Long Leasehold on terms to be agreed.

## DELIVERY

Outline consent granted for B1, B2, B8 uses and detailed consent to be submitted for the proposed scheme. Construction will commence on grant of detailed consent.

## RENT

On Application.

## CONTACTS

For further information please contact the joint agents.

A DEVELOPMENT BY



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