

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)

FLEX
KNOWSLEY

Caddick Road
Knowsley Business Park
L34 9HP

› Fully Refurbished
› Immediately Available

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.

FLEX
KNOWSLEY

Strategic Location

Providing fast access to M57/
M58 & M6 Plus Liverpool/Docks,
Manchester & The Regional Airports



Knowsley Business Park is one of the largest industrial parks in Europe at almost 1,200 acres (485 ha), being home to almost 600 companies and major occupiers located at Knowsley include:



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 Centre to the west with 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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L34 9HP

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.



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



LIVERPOOL

KNOWSLEY

FLEX
KNOWSLEY

TO M62

A580

M57

J4 M57

M57

TO MANCHESTER

home bargains
DHL

Saputo

Chums

Virgin media

smith bateson

newsprinters

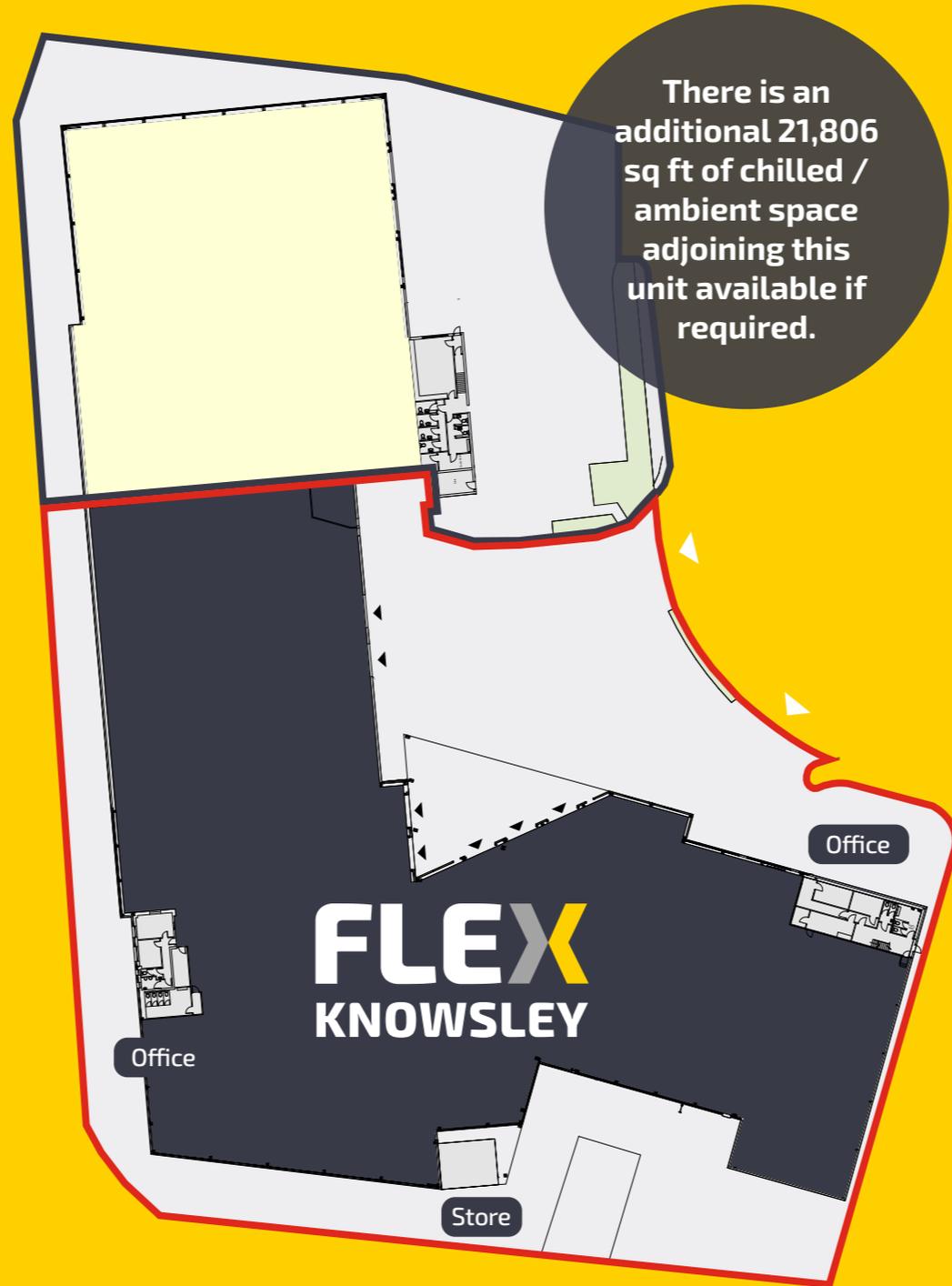
mako

QVC

amazon

HOWDENS

ocado



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
Store	420	39
Total	52,076	4,838

Illustrative Landlord Refurbishment Images



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 Certificates are 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

For further information please contact one of the joint agents;

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