

PRIME POINT KNOWSLEY

TO LET / MAY SELL

[HOME](#) | [SITE PLAN](#) | [AERIAL](#)
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ACORNFIELD ROAD / KIRKBY BANK ROAD, KNOWSLEY INDUSTRIAL PARK, KNOWSLEY. L33 7AS



Unit 1
6,124 sq. ft

Unit 2
7,567, sq. ft

Unit 3
7,632 sq. ft

Unit 4
8,385 sq. ft

KIRKBY BANK ROAD

ACORNFIELD ROAD

AVAILABILITY FROM Q3 2025

4 BRAND NEW WAREHOUSE / TRADE COUNTER UNITS RANGING FROM 6,124 – 21,323 SQ FT.

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SITE PLAN

Each unit will benefit from the following specification:

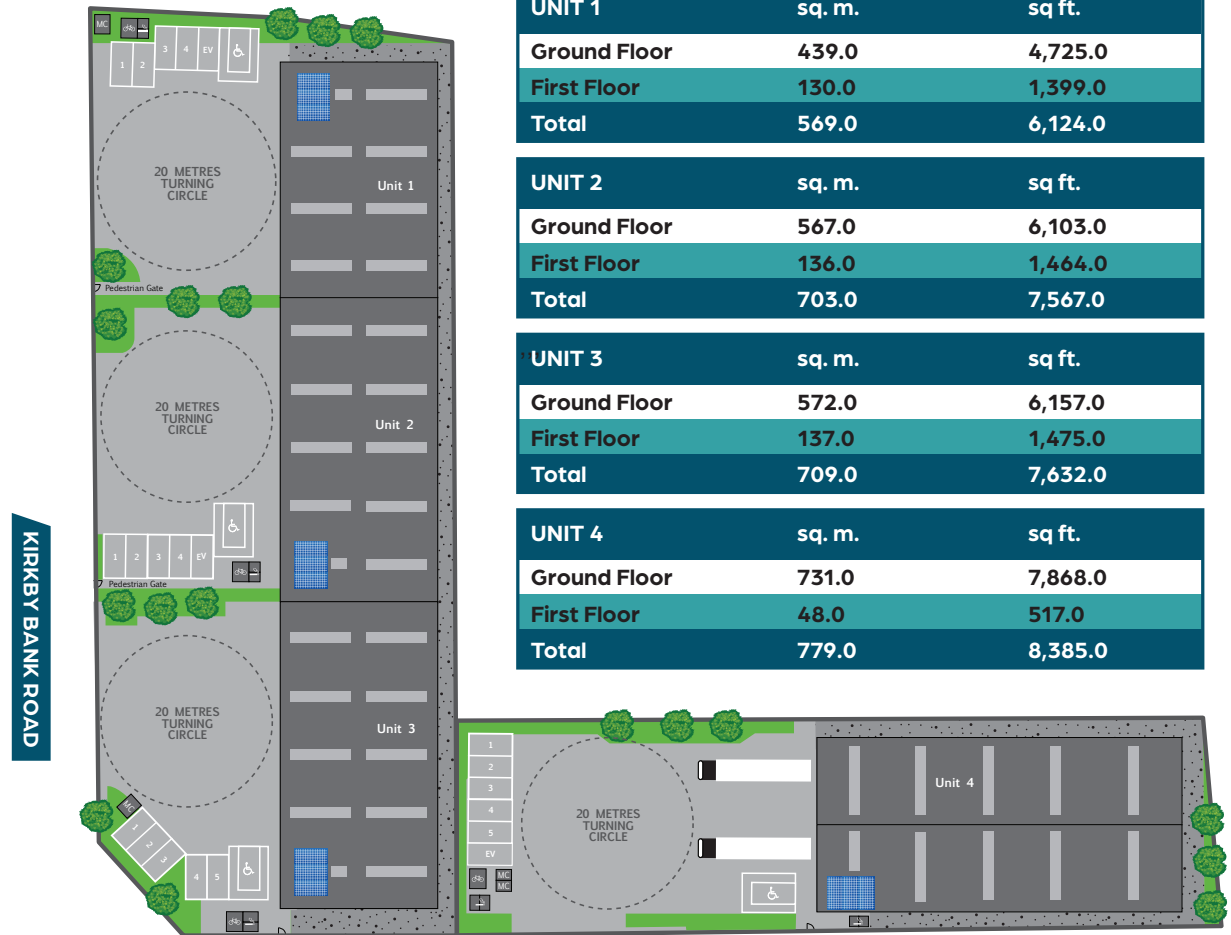
- Steel portal frame construction
- 9.5m eaves
- 55 KVA power supply
- 50kn/m2 floor loading
- LED panel lighting to offices
- EPC A Rating (targeted)
- 1 disabled car parking space
- 1 electric vehicle charging point
- Mains Gas supply
- 10KW PV Solar panels fitted to each unit

Unit 1, 2 & 3:

- 1 no. level access door
- 6 no. car parking spaces
- 20m deep yard

Unit 4:

- Detached self contained unit
- 2 no. level access doors
- 7 no. car parking spaces
- 33.5m deep yard



UNIT 1	sq. m.	sq ft.
Ground Floor	439.0	4,725.0
First Floor	130.0	1,399.0
Total	569.0	6,124.0

UNIT 2	sq. m.	sq ft.
Ground Floor	567.0	6,103.0
First Floor	136.0	1,464.0
Total	703.0	7,567.0

UNIT 3	sq. m.	sq ft.
Ground Floor	572.0	6,157.0
First Floor	137.0	1,475.0
Total	709.0	7,632.0

UNIT 4	sq. m.	sq ft.
Ground Floor	731.0	7,868.0
First Floor	48.0	517.0
Total	779.0	8,385.0

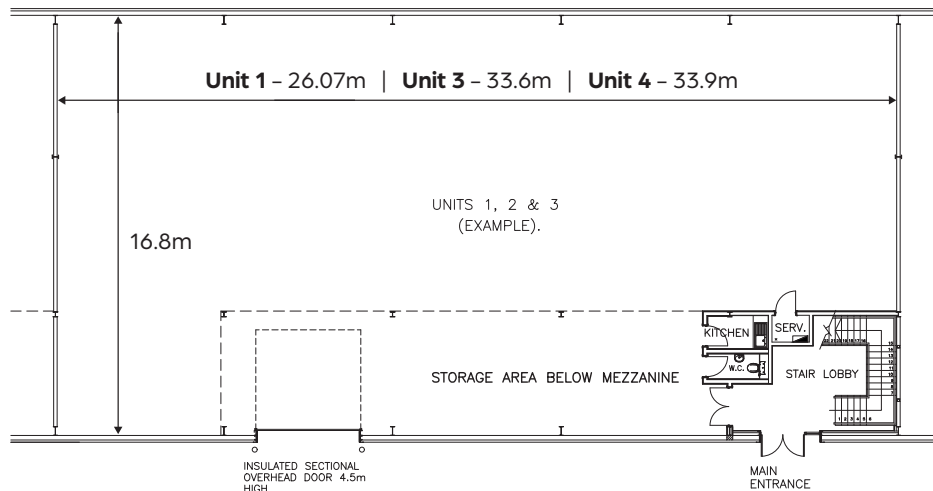
AVAILABILITY FROM Q3 2025

ACORNFIELD ROAD

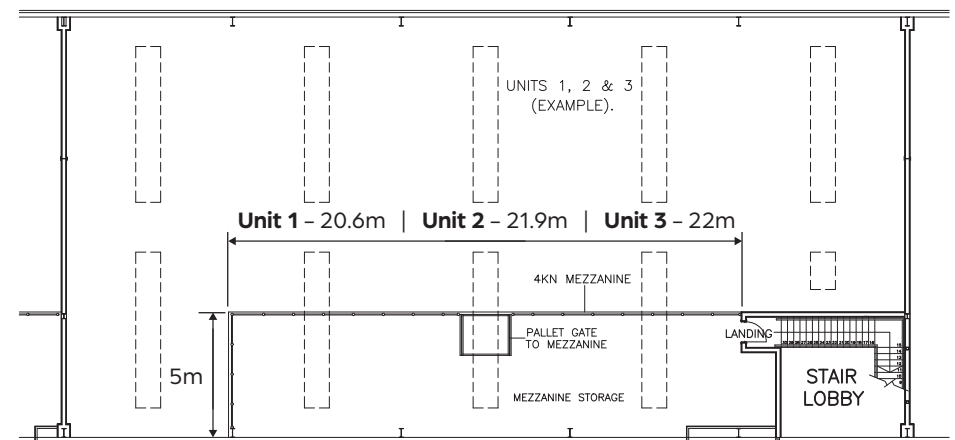
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Typical Unit Layout – Units 1, 2 & 3



PROPOSED EXAMPLE GROUND FLOOR PLAN.



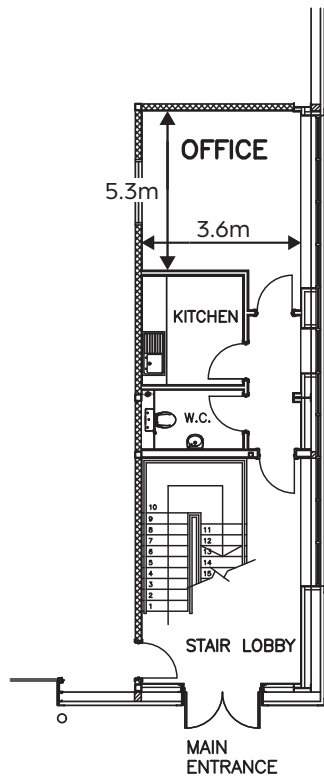
PROPOSED EXAMPLE FIRST FLOOR PLAN.

AVAILABILITY FROM Q3 2025

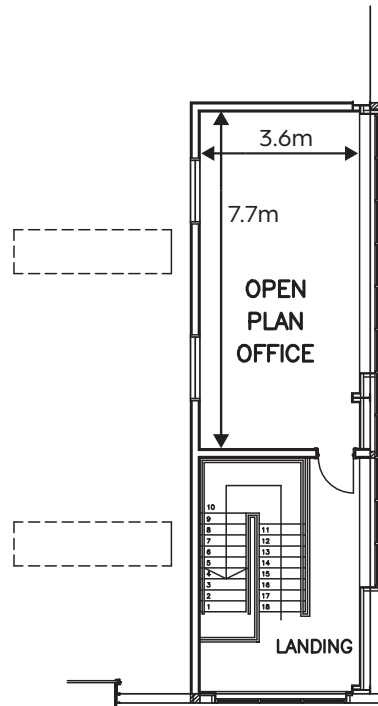
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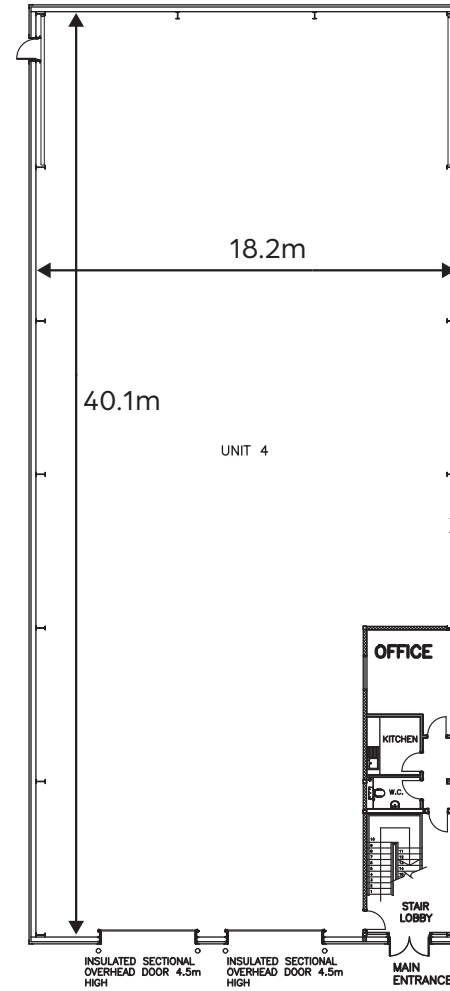
Unit Layout – Unit 4



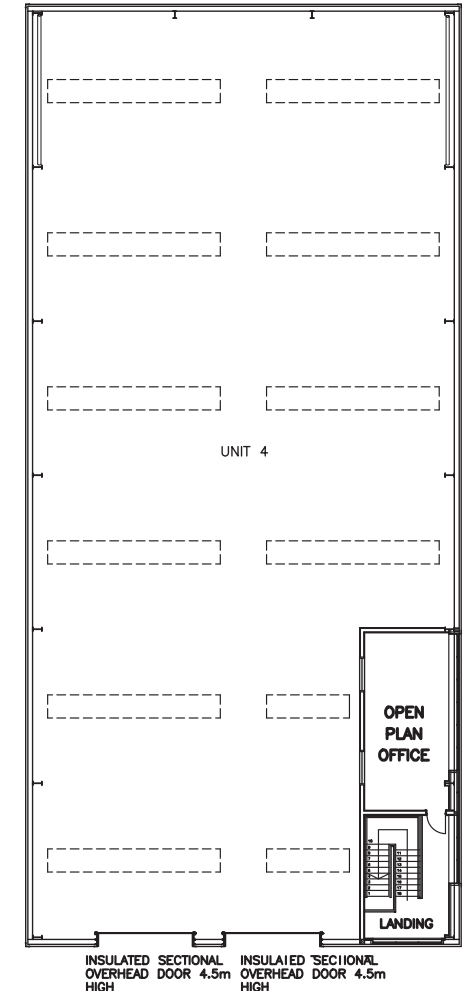
PROPOSED GROUND FLOOR ACCOMMODATION PLAN. (UNIT 4).



PROPOSED FIRST FLOOR ACCOMMODATION PLAN. (UNIT 4).



PROPOSED GROUND FLOOR PLAN. (UNIT 4).



PROPOSED FIRST FLOOR PLAN. (UNIT 4).

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Manchester
City Centre
40 minute
drive

Liverpool
City Centre
30 minute
drive

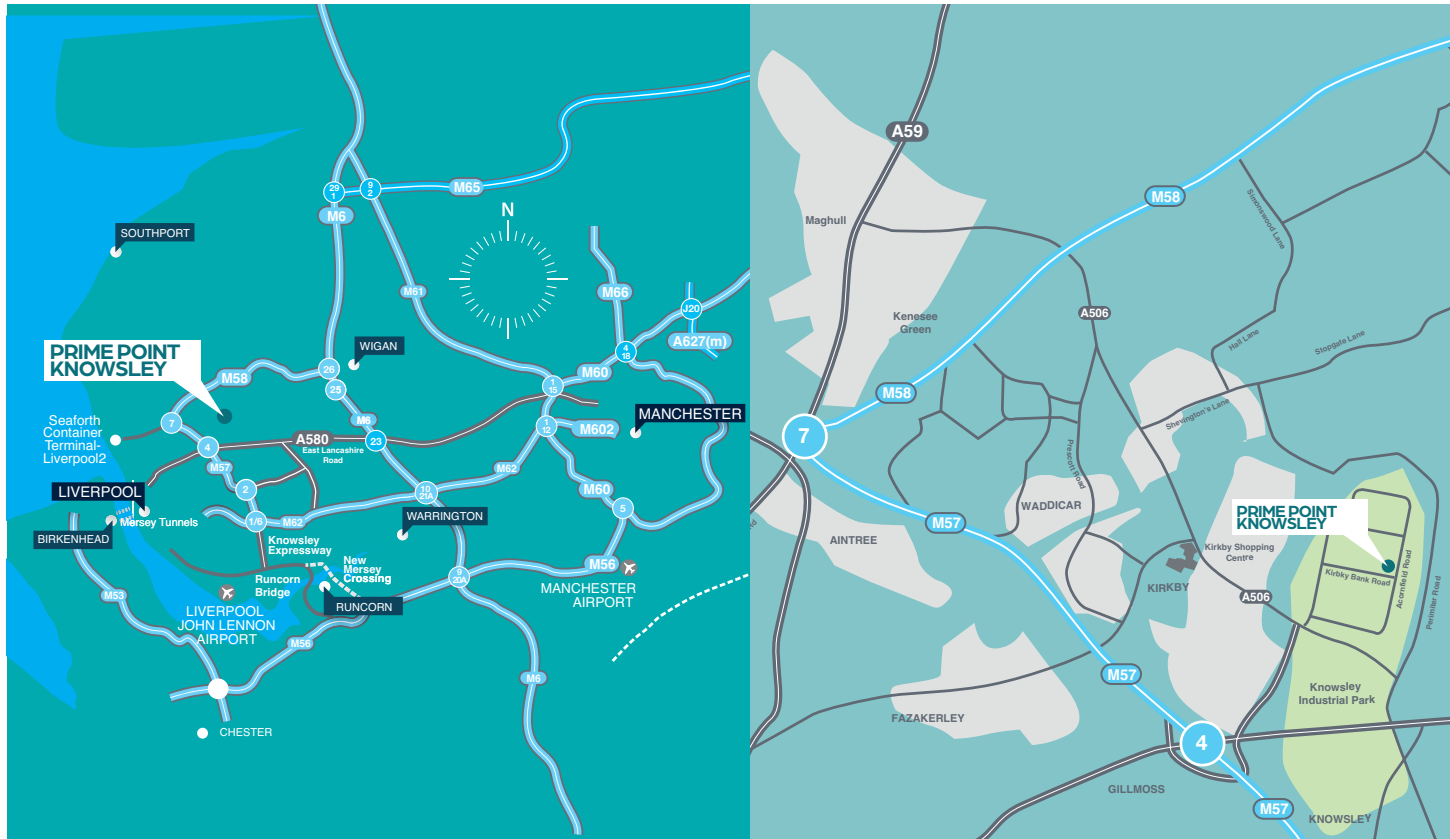
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LOCATION

The premises are situated on Acornfield Road at its junction with Kirkby Bank Road. Acornfield Road is the main spine road within the Industrial Park. The premises lie within the well established Knowsley Industrial Park which is well connected to the regional and national motorway network. It sits 10 miles north east of Liverpool and 29 miles west of Manchester.

	Miles	Drive Time
M6/M62 Interchange	18.4	21 mins
Junction 4 M57	2.5	7 mins
Port of Liverpool	9.4	19 mins
Liverpool Airport	14.8	24 mins
Manchester Airport	36.1	40 mins

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