

■ **FOR SALE/TO LET**
FOR INDUSTRIAL, DISTRIBUTION
& COMMERCIAL

■ **HIGH SPECIFICATION UNITS**
LOCATED DIRECTLY OFF THE EAST
LANCS ROAD (A580)

■ **1 MILE FROM J4 M57 MOTORWAY**
AND 7 MILES FROM THE M62
MOTORWAY

■ **PROPOSED 3 UNITS:**
UNIT 1 - 73,500 SQ FT (6,828 SQ M)
UNIT 2 - 31,500 SQ FT (2,926 SQ M)
UNIT 3 - 52,500 SQ FT (4,877 SQ M)

KNOWSLEY PARK.

M57 KNOWSLEY
L34 8HA



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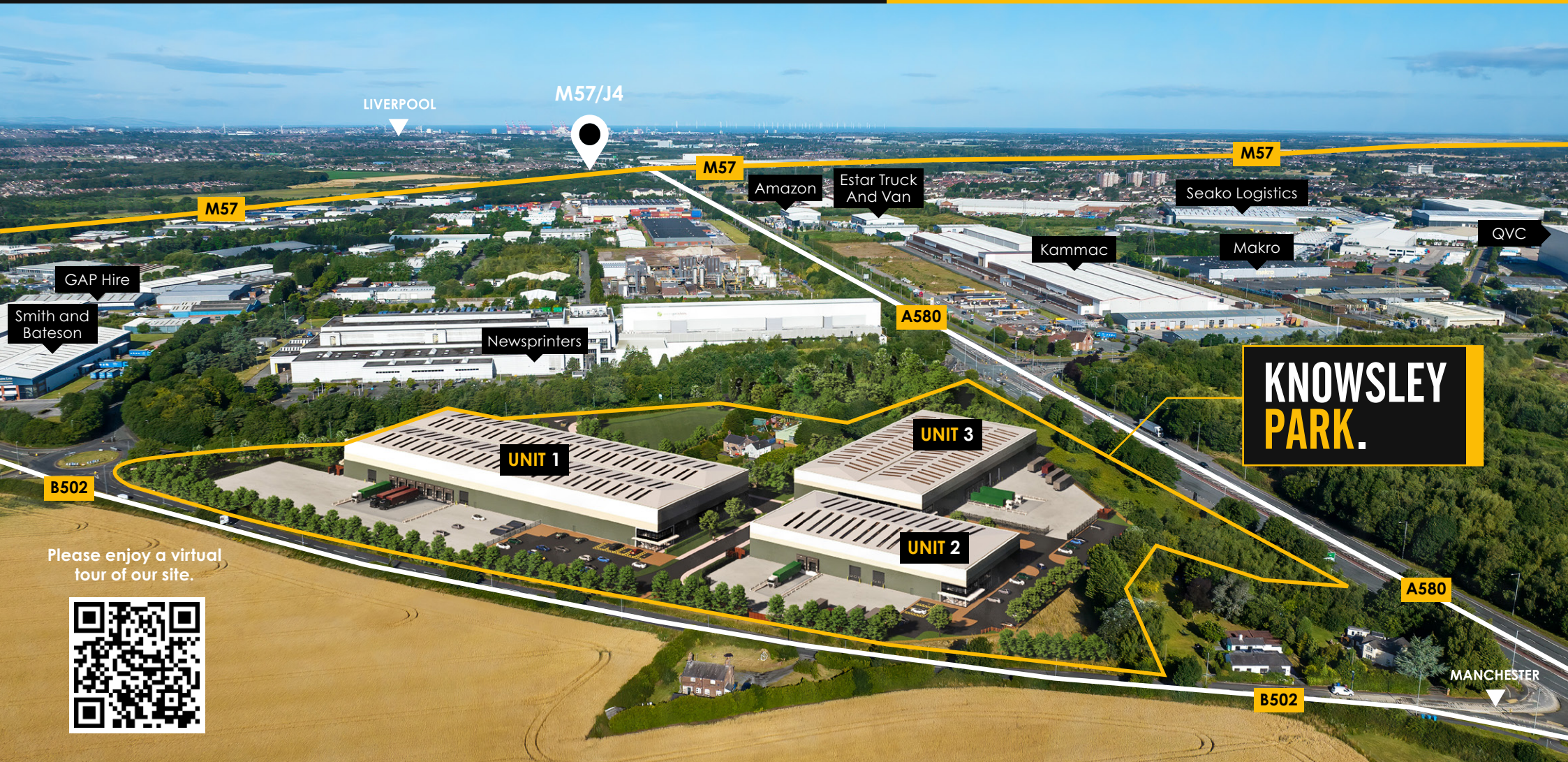
A project by

CaddickDevelopments. | caddickdevelopments.co.uk

KNOWSLEY PARK.

M57 KNOWSLEY

The site is an extension to Knowsley Industrial Estate prominently situated off the East Lancs Road (A580) Knowsley, which is less than one mile of junction 4 of the M57 and less than 7 miles of junction 6 of the M62. The location allows access to the regional motorway network, bringing Manchester and Liverpool within a 45 and 20 minute drive time respectively.



Please enjoy a virtual tour of our site.



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SPECIFICATION ALL BUILDINGS



BREEAM TARGETED
EXCELLENT



EPC
A RATING



ROOF LIGHTS
15%



PV ENABLED
ROOF & INFRASTRUCTURE



10%
EV CHARGING POINTS AT 7KW EACH
To the remainder a further 20% EV
ready charging points i.e ducts in
place only



10 - 12.5M
EAVES



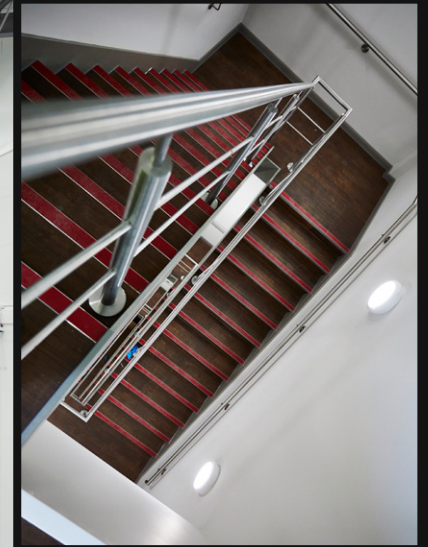
50KN/M2 FLOOR
LOADING



40 - 45M YARD
DEPTH



DOCK & LEVEL
LOADING



Interior images are indicative

**KNOWSLEY
PARK.**



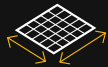
**KNOWSLEY
PARK.**

UNIT 1 - 73,500 SQ FT (6,828 SQ M)
UNIT 2 - 31,500 SQ FT (2,926 SQ M)
UNIT 3 - 52,500 SQ FT (4,877 SQ M)

SPECIFICATION INDIVIDUAL BUILDINGS

KNOWSLEY PARK.

UNIT 1 73,500 SQFT



70,000 SQFT WAREHOUSE



3,500 SQFT OFFICE



12.5M TO UNDERSIDE OF HAUNCH



50KN/M2 FLOOR LOADING



450 KVA LV METERED POWER SUPPLY



UPTO 45M YARD DEPTH



7 DOCK DOORS, 2 GROUND LEVEL DOCK ACCESS DOORS

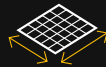


10% EV CHARGING SPACES



10% PV PANELS

UNIT 2 31,500 SQFT



30,000 SQFT WAREHOUSE



1,500 SQFT OFFICE



10M TO UNDERSIDE OF HAUNCH



50KN/M2 FLOOR LOADING



200 KVA LV METERED POWER SUPPLY



UPTO 40M YARD DEPTH



2 DOCK DOORS, 2 GROUND LEVEL DOCK ACCESS DOORS

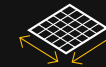


10% EV CHARGING SPACES



10% PV PANELS

UNIT 3 52,500 SQFT



50,000 SQFT WAREHOUSE



2,500 SQFT OFFICE



10M TO UNDERSIDE HAUNCH



50KN/M2 FLOOR LOADING



300 KVA LV METERED POWER SUPPLY



UPTO 45M YARD DEPTH



4 DOCK DOORS, 2 GROUND LEVEL DOCK ACCESS DOORS



10% EV CHARGING SPACES



10% PV PANELS

DEMOGRAPHICS



AVERAGE WEEKLY EARNINGS

£484.90 pw compared to North West average of £524 pw and £577 pw for UK



EMPLOYMENT CATCHMENT

3.5 million people of employment age are within a 45 minute drive of the scheme.



EMPLOYMENT IN MANUFACTURING

10.5% compared to the North West average of 8.5% and 8% for the UK



WORKING AGE POPULATION

66,750



EMPLOYMENT IN TRANSPORTATION & STORAGE

6.1% compared to the North West average of 5.8% and 5% for UK



TOTAL POPULATION

111,090



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KNOWSLEY PARK.

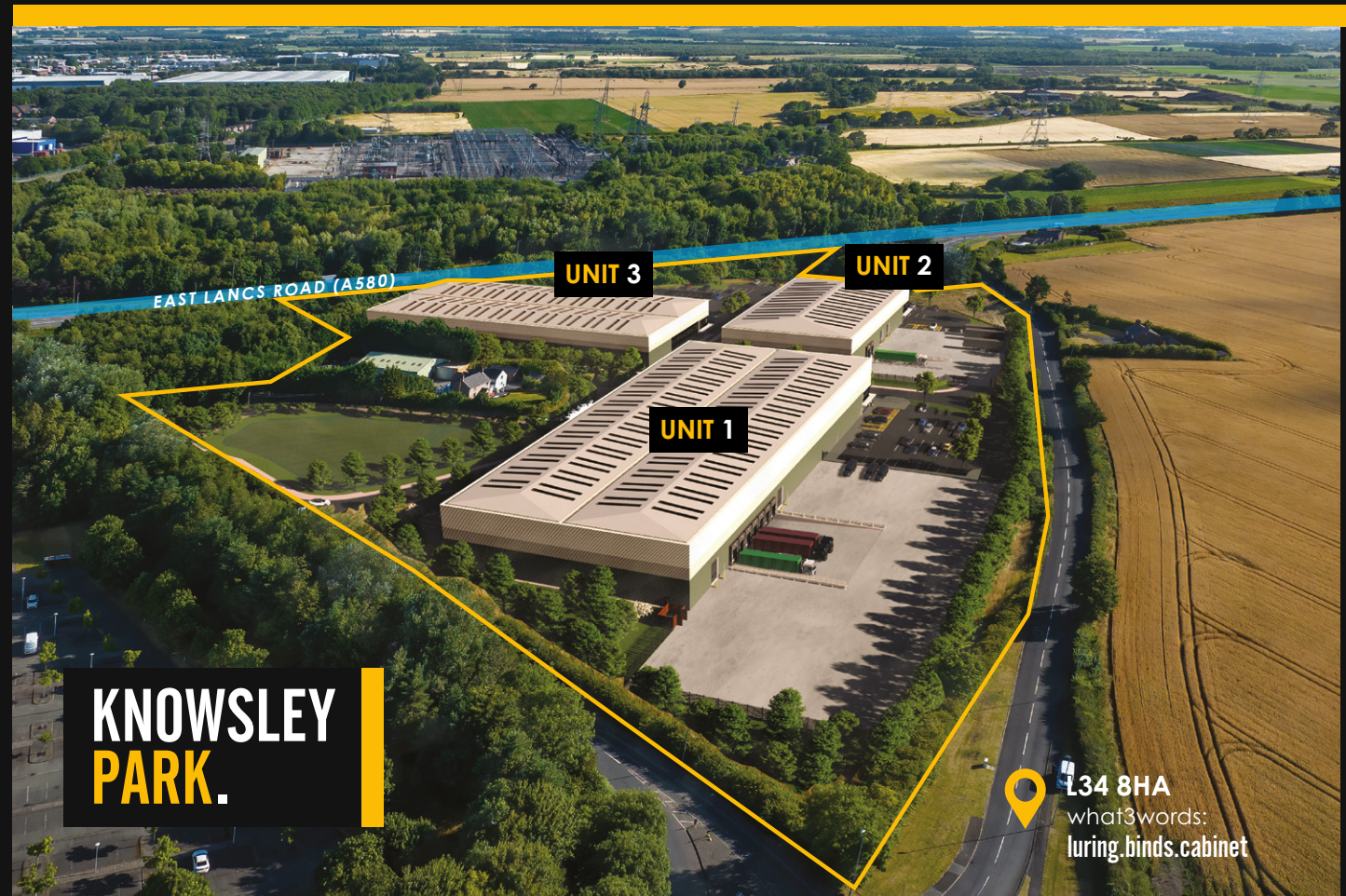
M57 KNOWSLEY

TERMS

The unit is available for sale on a freehold basis or To Let on a new FRI lease subject to terms to be negotiated. Bespoke packages are available.

VIEWINGS & SITE VISITS

By appointment only with the joint agents.



KNOWSLEY
PARK.



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