

To Let – Prime Logistics / Manufacturing Unit
Detailed Planning secured

442,548 sq ft (41,114 sq m)

Available for D&B from Q3 2026

Deacon Park, Moorgate Road North,
Knowsley, L33 7RX



K N O W S L E Y 4 4 2

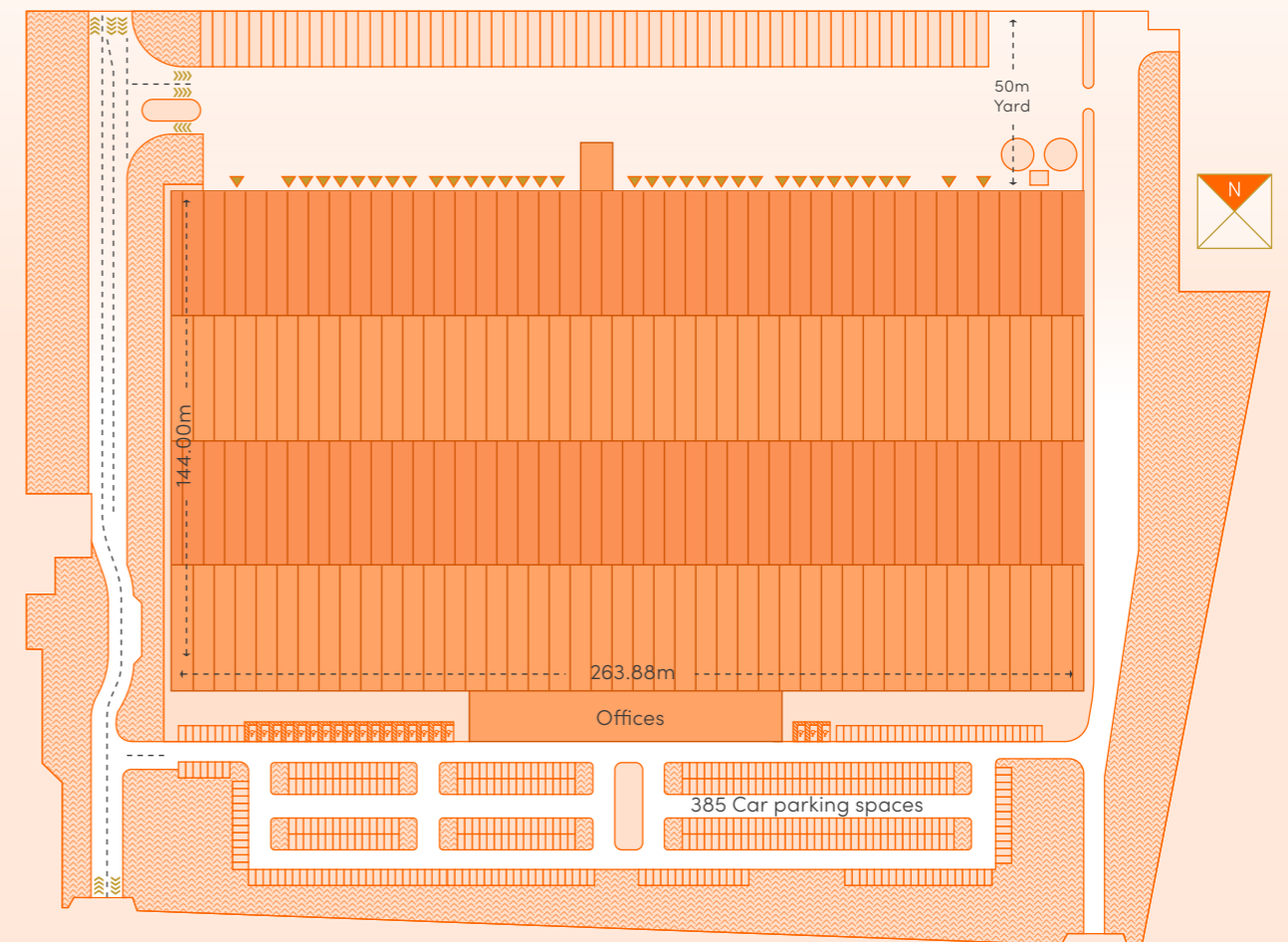
A WELL ESTABLISHED DISTRIBUTION HUB

Knowsley 442 boasts excellent road links, situated off the M57 with easy access to the M62 and M6, ensuring seamless connections to Liverpool, Manchester, and the wider North West. The nearby A580 (East Lancashire Road) further enhances its connectivity, making it ideal for regional and national distribution.



-  18m Clear height
-  3 Level access doors
-  40 Dock level doors
-  8 Euro dock level doors
-  2MVA Power supply
-  50M Yard depth
-  Floor loading up to 50 KN/M²
-  Fully secure site & gatehouse
-  385 Car & 65 HGV parking spaces
-  115,000 Pallets
-  PV panels
-  EV parking spaces
-  BREEAM 'Very good'
-  Target EPC A

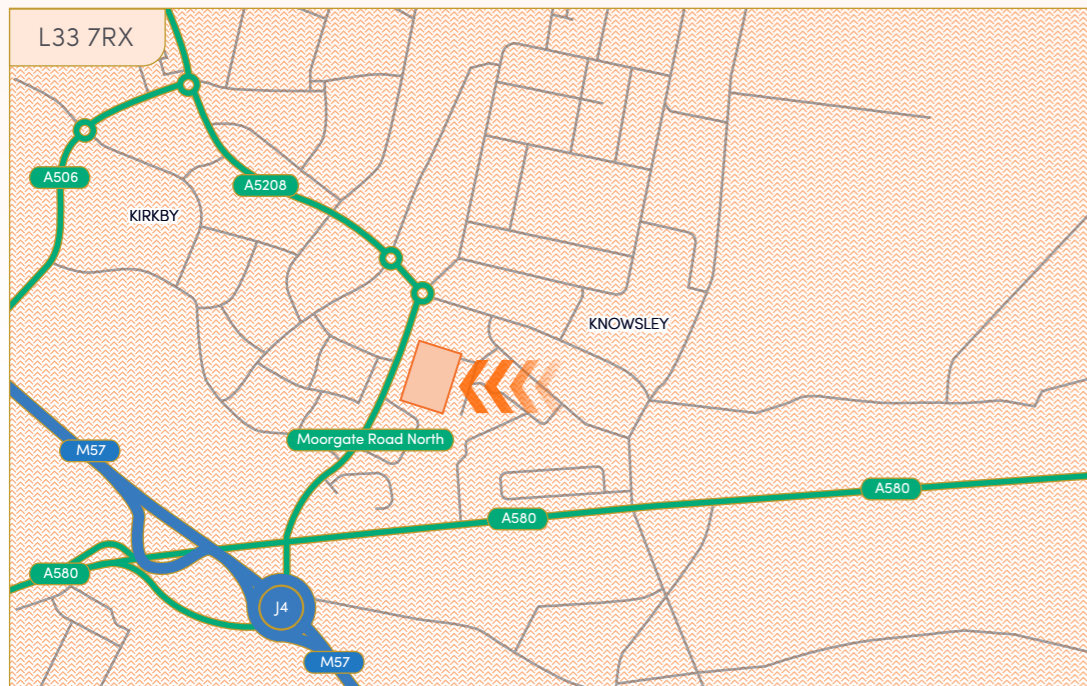
Knowsley 442	SQ FT	SQ M
Warehouse	414,527	38,515
Office (2 storey)	25,295	2,350
Transport Office	2,390	222
Gatehouse	291	27
Total	442,548	41,114



A LOCATION THAT DOES THE WORK FOR YOU

Knowsley is a key logistics hub with superb connectivity to the National Motorway Network and strategic proximity to major rail, port, and airport infrastructure.

The property is conveniently located off Moorgate Road at Knowsley Business Park, an established distribution area situated 1 mile from the M57 Motorway (Junction 4) and 12 miles east of Liverpool city centre, providing direct access to the Port of Liverpool. Additionally, its position offers swift access to the M62 and M6, enabling efficient distribution across the Northwest and beyond.



Travel Times



M57 Junction 4
0.5 miles / 3 mins



M6 Junction 23
9 miles / 16 mins



Liverpool
8 miles / 25 mins



Manchester
32 miles / 44 mins



Birmingham
95 miles / 1 hr 35 mins



Liverpool John Lennon
13 miles / 19 mins



Port of Liverpool
8 miles / 18 mins

FREEPORT

Knowsley 442 sits within the Liverpool City Region Freeport Zone and, therefore, eligible businesses' can apply for Custom Site Operator (CSO) status, which would allow them to take advantage of duty suspension, duty exemptions on re-exports and flexibility on how duty is calculated as well as simplified customs procedures to import, export, store or process goods, and streamlined processes for bringing goods into and moving goods between customs sites.

For further information on any Freeport customs benefits, please contact:

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Skilled labour pool – 670,000 people employed in skilled occupations



190,000 people are currently unemployed, which is higher than the national average unemployment rate



264,000 people are employed in the manufacturing industry



Average earnings is 2.6% lower than the national average



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