

Brand New Warehouse Unit To Let

119,941 sq ft

Available Now

Acornfield Road,
Liverpool, L33 7UF



K N O W S L E Y 1 2 0

A WELL ESTABLISHED DISTRIBUTION HUB



2 Level
access doors



180 Car
parking spaces



12.5m Eaves
height



10 Dock level
loading doors



500 kVa
Power supply



Two storey
offices



60m Yard
depth



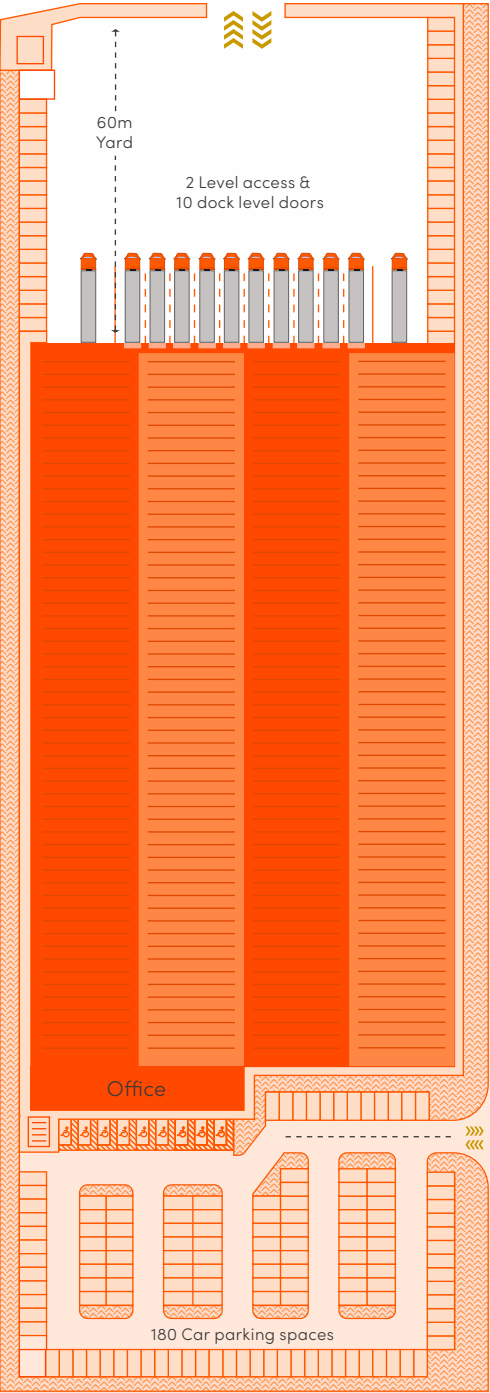
BREEAM
'Very good'



EPC
A

The property is situated in Knowsley, Merseyside, approximately 12 miles north-east of Liverpool, 34 miles west of Manchester, and 18 miles south of Preston.

This modern industrial unit, extends to a total floor area of 119,941 sq ft and boasts an impressive specification designed to support high-efficiency logistics and industrial operations:



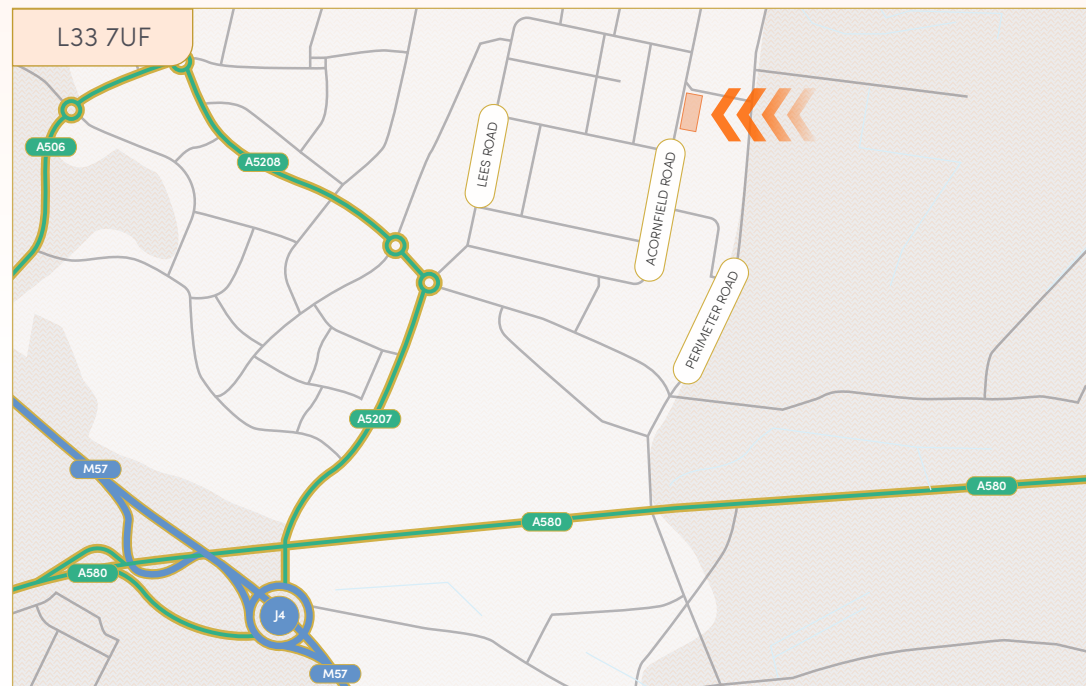
Knowsley 120	SQ FT	SQ M
Warehouse	108,726	10,101.0
Two Storey Hub Offices	11,215	1,041.8
Total (GIA)	119,941	11,142.8



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 near Moorgate Road at Knowsley Business Park, an established distribution area just 3 miles from the M57 Motorway (Junction 4) and 12 miles east of Liverpool city center, 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
3 miles / 8 mins



M6 Junction 23
11 miles / 20 mins



Liverpool
12 miles / 29 mins



Manchester
34 miles / 44 mins



Birmingham
98 miles / 1 hr 40 mins



Liverpool John Lennon
15 miles / 23 mins



Port of Liverpool
8 miles / 18 mins

OVER 16% OF KNOWSLEY POPULATION WORK IN THE **WHOLESALE & RETAIL TRADE INDUSTRY**

OVER 7% OF KNOWSLEY POPULATION WORK IN THE **MANUFACTURING INDUSTRY**



OVER 3,500 OF KNOWSLEY POPULATION ARE **UNEMPLOYED AND LOOKING FOR WORK**

KNOWSLEYS AVERAGE **SALARY** IS **8.9%** **LOWER** THAN THE **UK AVERAGE**

Source: Nomis

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