

# To Let / For Sale

Major new Industrial / logistics development up to 313,000 sq ft on a 22 acre site.

- Secure gated and fenced yard
- Sprinkler tank base
- BREEAM very good
- 50m yard depth
- Office provision
- 15% roof lights
- Gatehouse

# Mercury 62

Cronton Road, Knowsley, WA8 9DE

313,000 sq ft

29,078.65 sq m

Reference: #32980

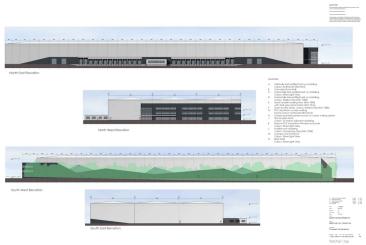


# **Mercury 62**

## Cronton Road, Knowsley, WA8 9DE







#### Summary

Available Size	313,000 sq ft / 29,078.65 sq m		
Service Charge	N/A		
EPC	EPC exempt - No building present		

#### Description

D&B solutions are available to meet occupier specific specification requirements.

#### Location

Mercury 62 is a superbly located Warehouse & Distribution location situated immediately on the M62 / M57 Interchange (known locally as Tarbock Island), providing direct access to the regions motorway network and major conurbations. The M57 and M58 intersection at Switch Island is within 10 miles and provides easy access the Port of Liverpool. Liverpool John Lennon Airport is approximately 7 miles via the A5300 Knowsley Expressway.

Situated adjacent to Huyton Business Park local occupiers include Parcel Force, Home Delivery Network, Bosch, Halewood International Holdings PLC, Beesley & Fildes Ltd, Olympic Oils & Batley.

Liverpool docks are within 15 miles/25 minutes and the Port of Liverpool is part of the most impressive shipping network in the UK, home

to Liverpool2 a new £300 million deep-water container terminal doubling the port's container capacity making it one of the country's best equipped and connected terminals.

There is also a Freight Terminal at Knowsley Industrial Park within 15 minutes/9 miles making this a truly Multi-Modal Location. The site is 6.5 miles from Jaguar Land Rover.

## Accommodation

Name	sq ft	sq m	Availability
Building	313,000	29,078.65	Coming Soon

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