

TO LET

NEW BESPOKE WAREHOUSE/DISTRIBUTION FACILITY

107,000 SQ FT (9,941 SQ M)
ON A SITE OF 5.29 ACRES (2.14 HECTARES)

Penryhn Road, Knowsley,
Liverpool, L34 9ET

KNOWSLEY

107

Completion Q4 2023



KNOWSLEY
107

Matalan

QVC

Amazon

Adecco

Kammac

Kammac Titan

To M6/Manchester

News International

KNOWSLEY
107

A580 East Lancs Road

Saputo Ltd

Saturn Park

B5194 School Lane

Holiday Inn

To Liverpool City Centre

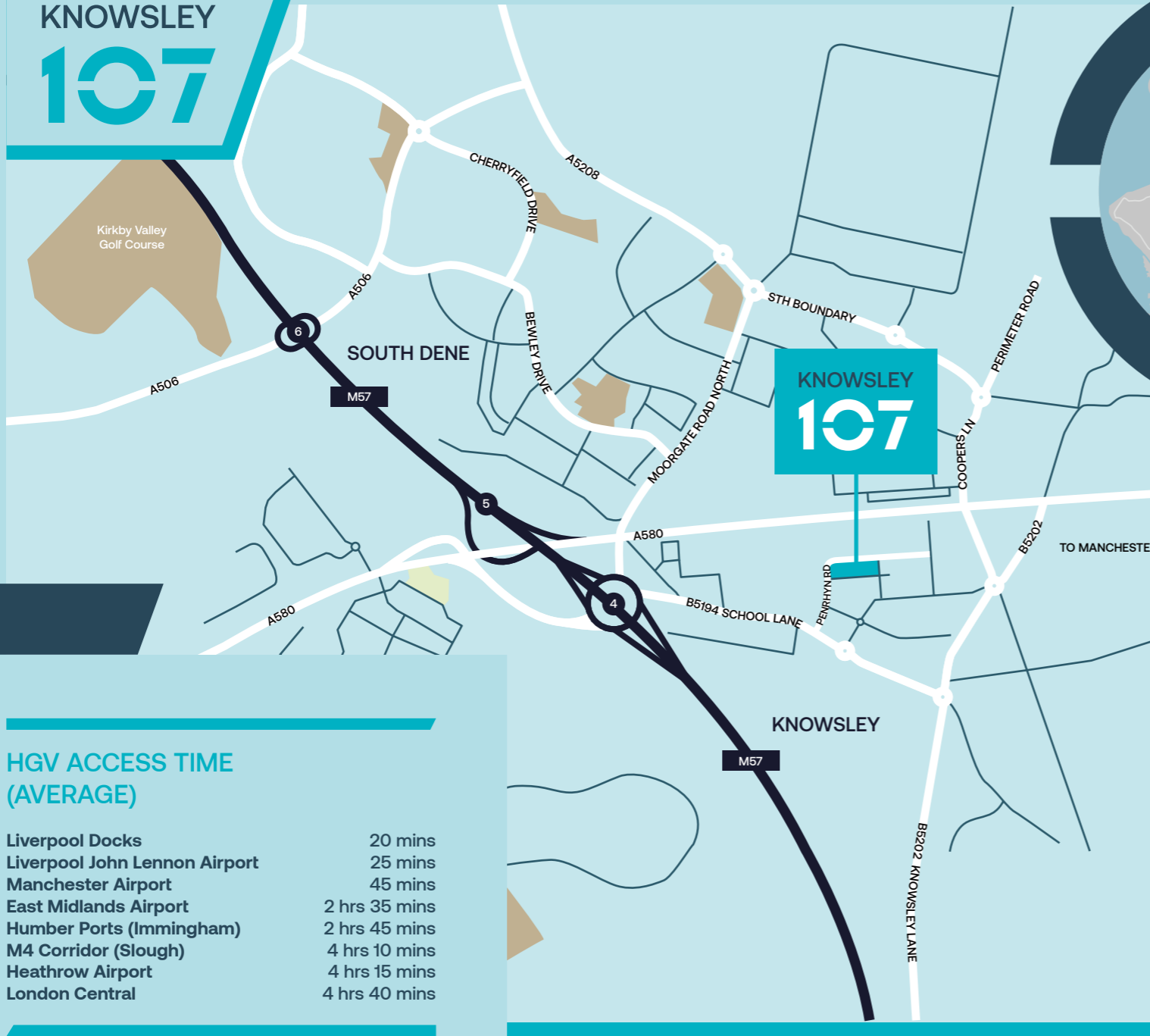
To M62

J4 M57

TO LET
NEW BESPOKE
WAREHOUSE/DISTRIBUTION FACILITY
107,000 SQ FT (9,941 SQ M)
ON A SITE OF 5.29 ACRES (2.14 HECTARES)

To M58 & Docks

KNOWSLEY 107



HGV ACCESS TIME (AVERAGE)

Liverpool Docks	20 mins
Liverpool John Lennon Airport	25 mins
Manchester Airport	45 mins
East Midlands Airport	2 hrs 35 mins
Humber Ports (Immingham)	2 hrs 45 mins
M4 Corridor (Slough)	4 hrs 10 mins
Heathrow Airport	4 hrs 15 mins
London Central	4 hrs 40 mins

KNOWSLEY 107



SUPERB LOCATION

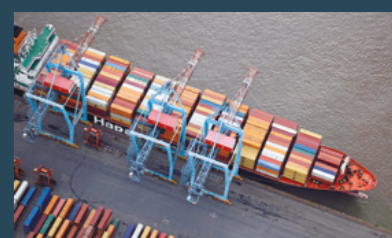
LOCATION

Knowsley Business Park is based either side of the A580 East Lancashire Road which provides direct access to Junction 4 of M57 and Junction 23 of the M6 and connects Liverpool Centre to the west with Manchester City Centre to the east.

The property is located on the southern side of the East Lancashire Road (A580), close to its junction with the M57.

The A580 links Liverpool to the west and Salford / Manchester to the east, as well as providing a direct connection to Junction 4 of the M57, which connects to the M58 to the north and M62 to the south. To the east, the A580 links to the M6 and the wider motorway network.

Knowsley Business Park is one of the largest industrial parks in Europe at almost 1,200 acres (485 ha) the park is home to almost 600 companies. Major occupiers include B&M, QVC, Matalan, Amazon, Makro, DHL, Home Bargains and Liverpool FC



SPECIFICATION

The general specification includes;



68m service yard



10 Dock levellers & doors



2 Level access doors



12.5m to underside of haunch



Minimum slab loading
of 50kN/m²



Secure site with 2.40m high
paladin fencing



Anticipated electricity supply
capacity of 500 kVA



Solar photovoltaic panels



Raised access floor to offices



10 person passenger lift



WCs & shower facilities



Occupant detection LED
lighting to offices



103 car spaces



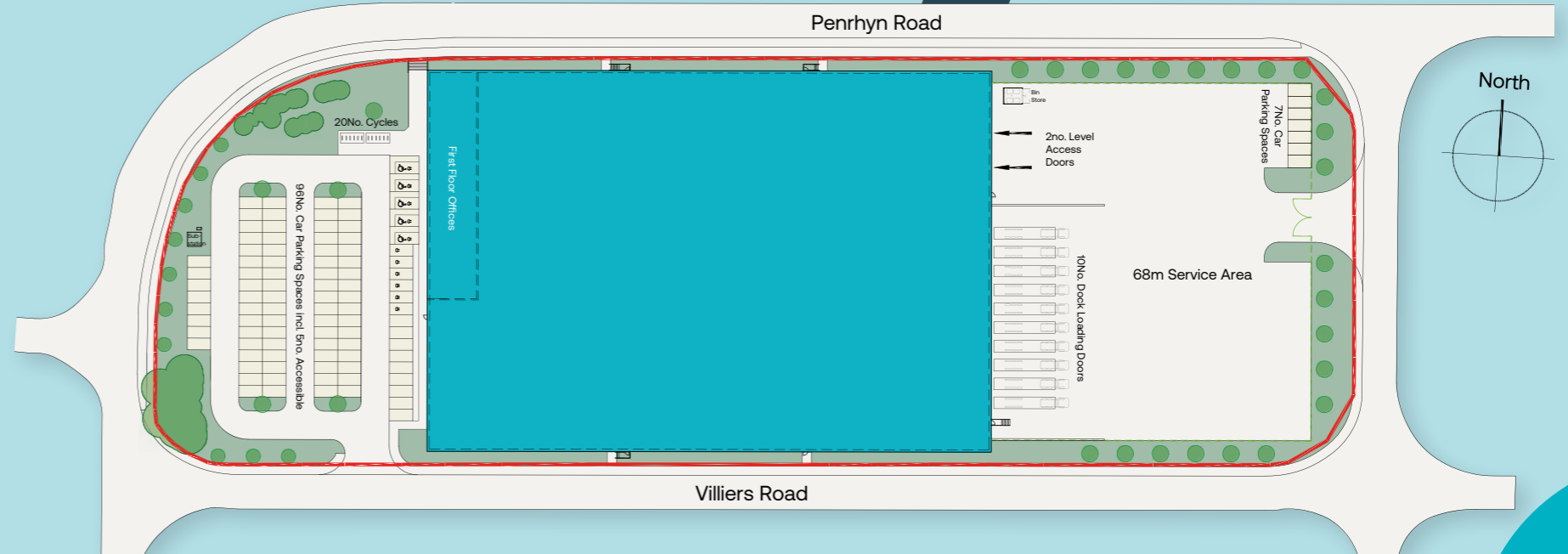
11 x Fast (7 kW) electric
car charging points



Ducting to all car parking
bays for future additional
charging points



Bicycle shelters
and storage



ACCOMMODATION

(Gross Internal Area)

Distribution	102,000 sq ft	9,476 sq m
First Floor Offices	5,000 sq ft	465 sq m
TOTAL	107,000 sq ft	9,941 sq m
Site Area	5.29 acres	2.14 hectares

SUSTAINABILITY AND ENVIRONMENT

The project is to be designed and constructed to a minimum Excellent rating in the Building Research Establishment Environmental Assessment Method (BREEAM) and an EPC Rating of 'A'. All timber will be provided from FSC 100% sustainable sources.

The project will achieve 'NetZero ready status' upon completion. As such the developer has double the quantity of energy production through renewable technologies and specifically double the size of the Photovoltaic system from that required to achieve BRUKL approval.

**'NETZERO
READY STATUS'
UPON
COMPLETION**



KNOWSLEY
107

**DESIGNED AND CONSTRUCTED
TO A MINIMUM 'EXCELLENT'
BREEAM RATING**

A development by

PEMBURY
REAL-ESTATE

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. November 2022. RB&Co 0161 833 0555. www.richardbarber.co.uk

TERMS

The units are available to let on terms to be agreed.

BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

EPC

An energy performance certificate will be prepared upon completion. The intention is for the units to achieve a rating of A.

FURTHER INFORMATION

Please contact the joint agents:

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