

FOR SALE/TO LET

FULLY FITTED CHILLED/AMBIENT WAREHOUSE FACILITY



CADDICK RD, KNOWSLEY BUSINESS PARK L34 9HP

20,000 TO 89,688 SQ FT  
ON A SITE OF 3.1 ACRES

STRATEGIC LOCATION

PROVIDING FAST ACCESS TO M57/M58 & M6 PLUS LIVERPOOL/DOCKS, MANCHESTER & THE REGIONAL AIRPORTS



## THE SITE

The property comprises 89,688 sq ft (8,332.30 sq m) of Warehouse & offices on a secure, self-contained, site with parking and yard areas.

The property can be sub-divided to provide units from 20,000 to 89,688 sq. ft

SCHOOL LANE





**KNOWSLEY BUSINESS PARK IS ONE OF THE LARGEST INDUSTRIAL PARKS IN EUROPE AT ALMOST 1,200 ACRES (485 HA), BEING HOME TO ALMOST 600 COMPANIES AND MAJOR OCCUPIERS LOCATED AT KNOWSLEY INCLUDE:**



**MATALAN**



**BOSCH**



**STOVES**



**home bargains**



**makro**



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.



LIVERPOOL

home bargains

DHL

M57

J4 M57

M57

KNOWSLEY

DAIRY CREST

KAMMAC

b&m

amazon

ocado

TO M62

CHILL

Chums

Virgin media

A580

makro

HOWDENS  
JOBBERY CO.

QVC

smith bateson

newsprinters

TO MANCHESTER

DRIVE  
TIMES



A580 East Lincs  
2 mins

M57 Junction 4  
3 mins

M58  
8 mins

M6 Junction 23  
15 mins

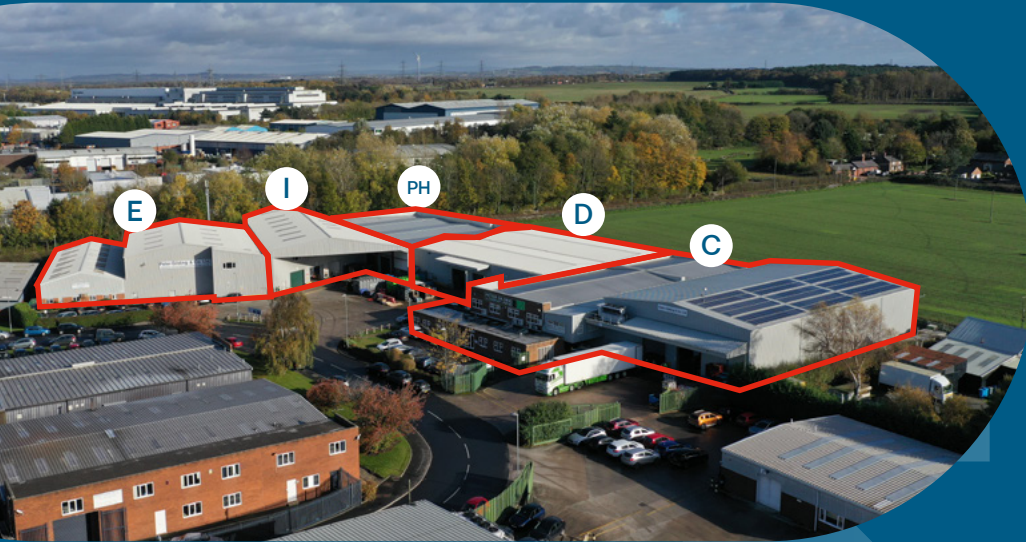
Liverpool Docks  
18 mins

Liverpool John  
Lennon Airport  
25 mins

Manchester Airport  
40 mins



## ACCOMMODATION



Eaves height 3m to 6.3m



9 loading doors



2no. mains incoming power supplies with 138KVA & 217KVA capacities



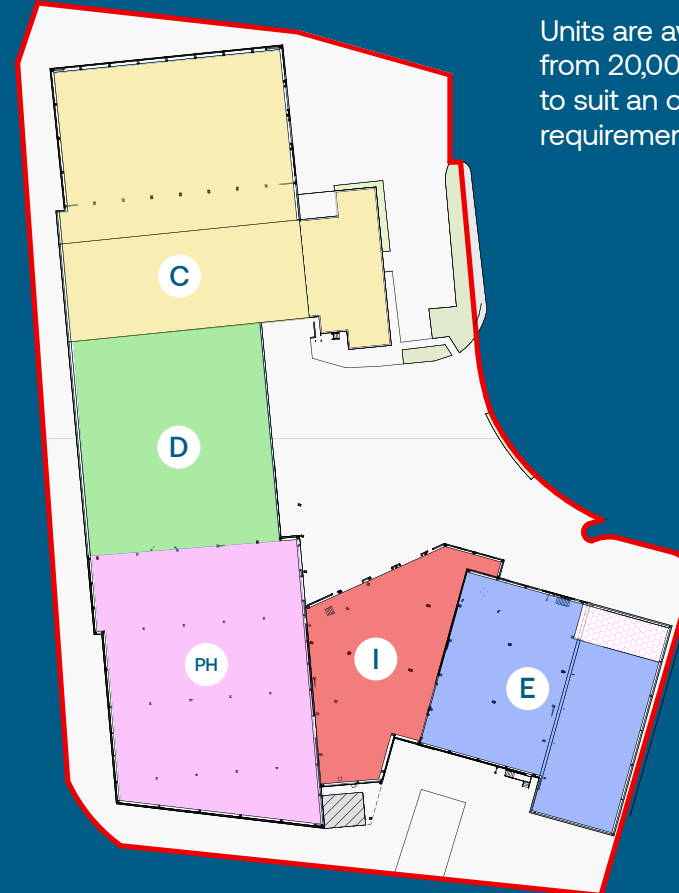
A mix of fluorescent, LED + low energy Lighting



Photovoltaic (PV) roof panels (50KWp)

### AVAILABILITY

Units are available from 20,000 to 89,688 sq ft to suit an occupier's requirements.



BLOCK	SPACE	SQ FT	SQ M
C	GF (Warehouse)	19,630	1,823
	GF (Office)	3,240	301
	1st Floor Office	1,460	135
D	Ground Floor	12,895	1,197
PH (Pack House)	Ground Floor	16,496	1,532.53
E	Ground Floor Warehouse	11,575	1,075.5
	Ground Floor Office	890	82.5
	1st Floor Mezzanine Storage	6,892	640
	1st Floor Office	890	82.5
I (Infil)	Ground Floor	7,860	730
	1st Floor Office	7,860	730
<b>TOTAL</b>		<b>89,688</b>	<b>8,332.30</b>









## FURTHER INFORMATION

For further information please contact one of the joint agents;

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### TERMS

The facility is available To Let on terms to be agreed. Alternatively, consideration may be given to a sale.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### RATEABLE VALUE

Interested parties should make their own enquiries of the relevant local authority.

### EPC

Energy Performance certificates for the various units are available upon request from the agents.

### VAT

Figures where quoted are exclusive of but may be liable to VAT at the prevailing rate.

### TENURE

The property is held Freehold under Title Numbers:  
MS365866  
MS428462  
MS535292



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. June 2025. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)