

FOR SALE / TO LET

CHILLED/ AMBIENT WAREHOUSE

21,806 sq ft

(Adjoining warehouse extending to 52,076 sq ft available if required)

CHILL
Knowsley

Caddick Road
Knowsley Business Park
L34 9HP

• **Fully Refurbished**

• **Immediately Available**

Strategic Location

Providing fast access to M57/
M58 & M6 Plus Liverpool/
Docks, Manchester and
The Regional Airports



THE SITE

The property comprises 21,806 sq ft of chilled/ambient warehouse space & offices on a secure, self-contained, site with parking and yard areas.

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.



JAGUAR

Saputo

amazon

home bargains

Bowker
B
Group
Est. 1919

ocado

MATALAN

APPLIED
NUTRITION

GOLDSTAR

QVC

GXO

makro



DHL

Virgin
media

DENHOLM

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 and the Port of Liverpool to the west and the M6/Manchester City Centre to the east. The M57 also connects to the M58 to the north and M62 to the south.

The property is located on the southern side of the East Lancashire Road (A580) and is accessed off School Lane, which has direct access from Junction 4 of the M57.



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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



LIVERPOOL

TO LIVERPOOL &
PORTS

home bargains
DHL

M57

TO SWITCH
ISLAND/
M58

J4 M57

KNOWSLEY

M57

Saputo

Chums

A580

Virgin media

makro

amazon

HOWDENS

ocado

TO M62

HILL
Knowsley

TO M6
& MANCHESTER

newsprinters

smith bateson

qvc

SPECIFICATION



Temperature range +8°C to +2°C



Minimum Clearance Height 6.48m



2 Drive-in & 1 Dock-level loading door



250kVA Mains incoming power supply



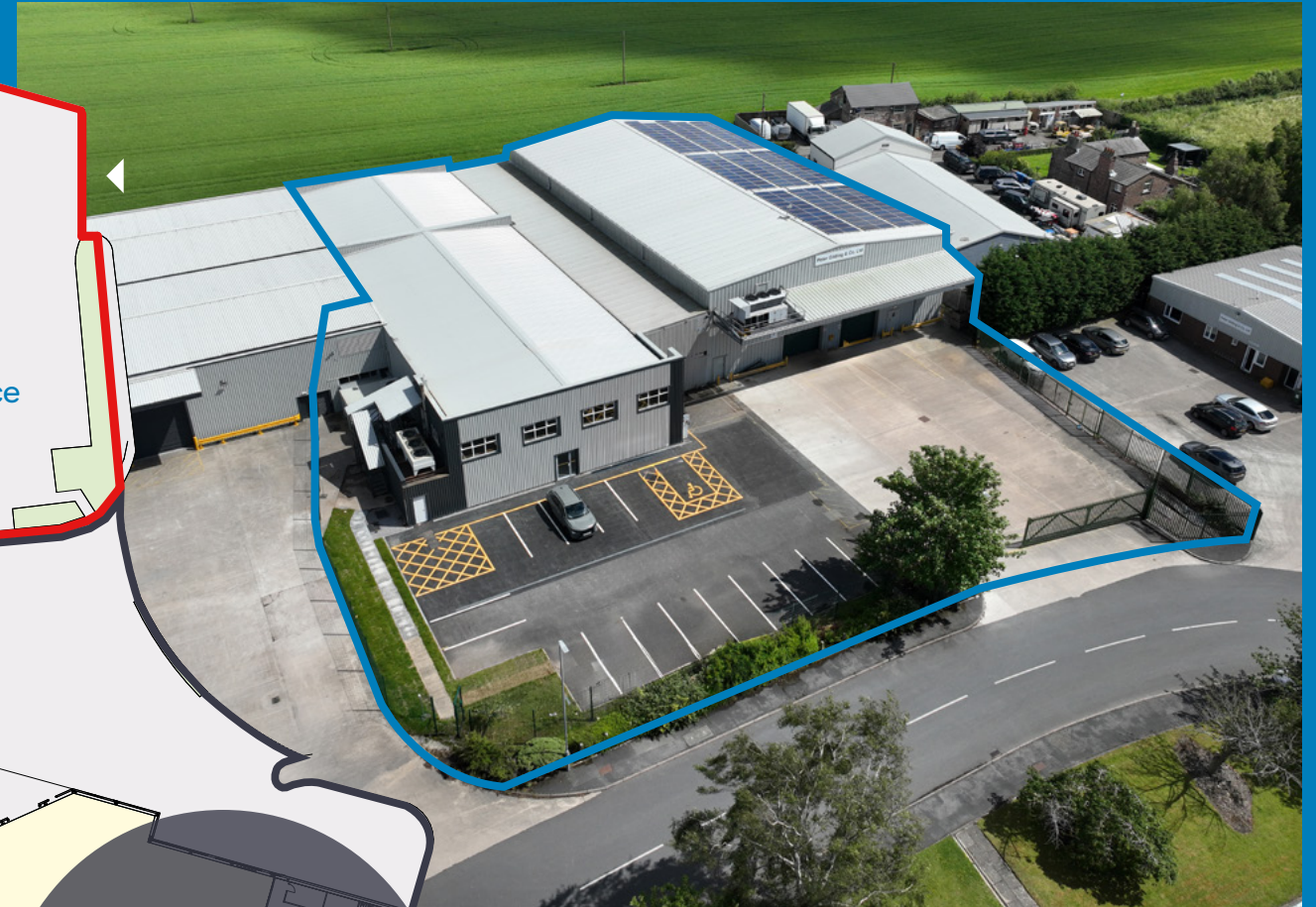
A mix of fluorescent, LED + low energy lighting

ACCOMMODATION

SPACE	SQ FT	SQ M
Warehouse	19,482	1,810
Office	2,324	216
Total	21,806	2,026



There is an additional 52,076 sq ft of warehouse space & offices adjoining this unit available if required.



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Illustrative Landlord Refurbishment Images



FURTHER INFORMATION

Terms

The facility is available For Sale. Alternatively, consideration may be given to a new Lease.

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 Certificate is available upon request.

VAT

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

Tenure

The property is held Freehold.

Money Laundering

A successful purchaser will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

HILL
Knowsley

L34 9HP



CONTACT

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