



SATURN

UNIT **S3**



76,962
SQ FT

PLUS ADDITIONAL EXPANSION
& HARDSTANDING

KNOWSLEY BUSINESS PARK, LIVERPOOL L34 9GJ



TO LET

MODERN DISTRIBUTION /
WAREHOUSE UNIT

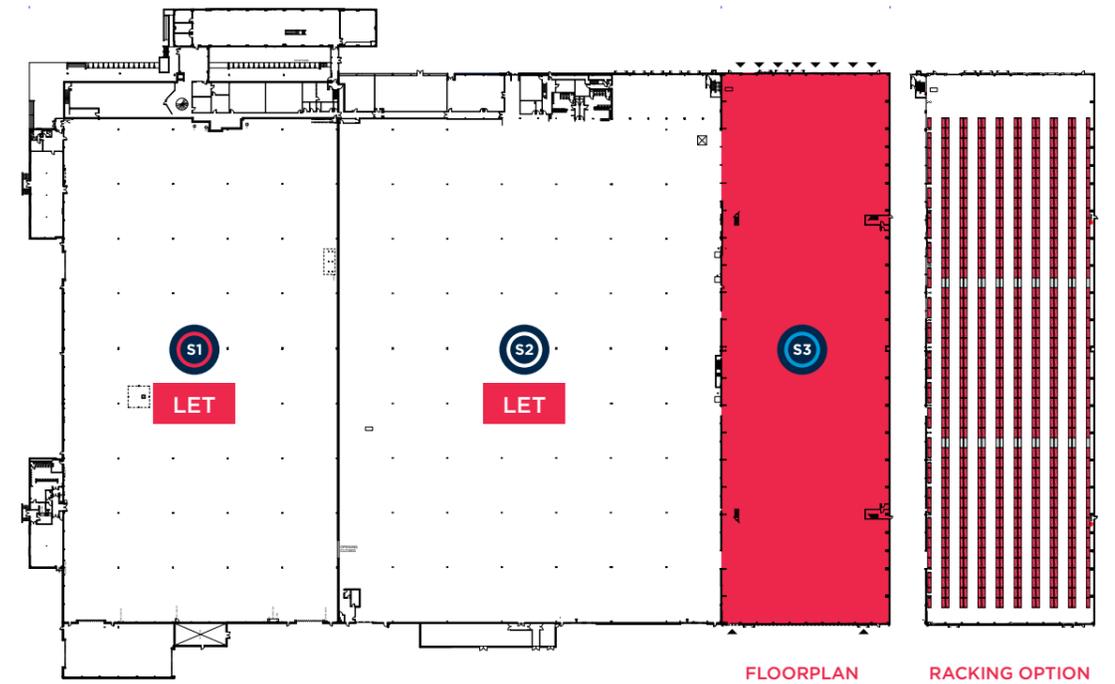
www.saturn-park.com



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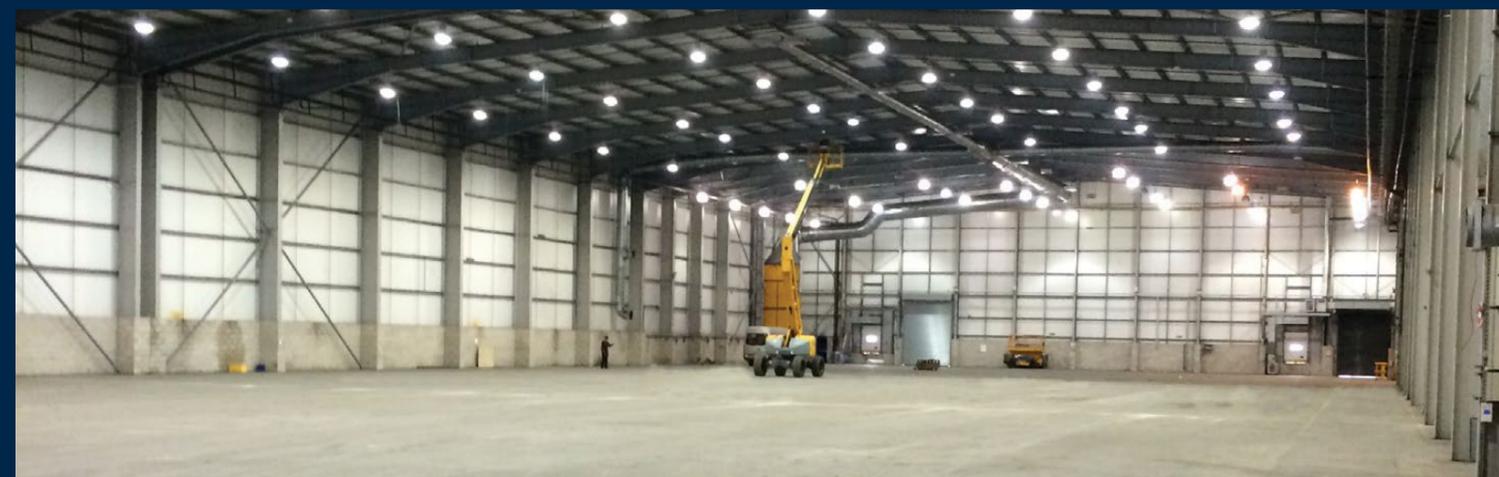
Secure site with gatehouse entrance



- Warehouse eaves height 11 metres
- Sprinkler system, heating and lighting
- Energy: 2x 11kv substations and gas on site
- 9 dock level loading doors and 2 drive in
- Extensive staff and visitor parking
- Secure site with gatehouse control
- Unit S3 incorporates proprietary three-storey racking system of 3,710 sq m per floor

S3		
GF	76,962	7,150
TOTAL UNIT S3*	76,962	7,150

* Additional floorspace can be provided if multi storey racking system is retained





SEA & RAIL FREIGHT

Saturn benefits from access to 2 Rail Freight terminals (Knowsley & Widnes), and is within easy reach of the deep sea Port of Liverpool (approximately 8 miles).

GRANTS

The Knowsley area has been designated as an assisted area, and therefore grant assistance may be available to qualifying companies under the Regional Growth Fund.

Grant assistance is awarded on a discretionary basis, interested parties should contact Knowsley Borough Council on 0151 477 4000.

EPC

Energy Performance Certificate
Non-Domestic Building

NEW WAREHOUSE
Ethel Austin Ltd
School Lane
Knowsley Business Park
PRISCOLT
L34 9GJ

Certificate Reference Number:
0940-3960-0339-3304-9050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbc.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

47

This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 7240
 Building complexity (NOS level): 4
 Building emission rate (kgCO₂/m²): 44.2

Benchmarks

Buildings similar to this one could have ratings as follows:

17 If newly built
 46 If typical of the existing stock

LOCATION

Located on Knowsley Business Park, adjacent to the East Lancashire Road (A580) and School Lane (B5194), access to the site is gained from the Junction 4 roundabout of the M57 via School Lane (B5194). The gatehouse entrance to the property is just 500 metres from this roundabout.

• Directly on J4/5 M57 And A580

M6 J23	10 miles	12 mins
Liverpool and Docks	8 miles	15 mins
Manchester	26 miles	48 mins
Leeds	53 miles	78 mins
Birmingham	95 miles	121 mins
Glasgow	185 miles	230 mins
London (M25 Jct 16)	200 miles	244 mins



For viewings and further information please contact the joint agents.

Andrew Littler andrew.littler@littlerandassociates.co.uk

Jonathan Thorne jon@b8re.com

Darren Hill darren.hill2@cbre.com

B8
0151 675 5000
www.b8re.com

CBRE
0151 224 7666
www.cbre.co.uk

LITTLER & ASSOCIATES
0161 237 1873
www.littlerandassociates.co.uk

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