



 ST.MODWEN

**Roof Fully
Refurbished**



5A/5B Moorgate Point, Moorgate Road, Knowsley, Liverpool L33 7XW

Warehouse / Industrial Unit

80,000 - 199,250 sq ft (7,432 -18,511 sq m)

TO LET



Moorgate Point, Moorgate Road
Knowsley, Liverpool

SAT NAV: L33 7XW



5A/5B Moorgate Point

80,000 - 199,250 sq ft (7,432 - 18,511 sq m)

Location

Moorgate Point is located in a prominent position at the entrance to Knowsley Industrial Park, one of the region's largest business parks. It is home to well known names such as Amazon, Matalan, Dairy Crest, QVC, DHL, Home Bargains, News International, Potter Group, Burtons Foods, B&M Bargains, SIG, Ocado, Hermes Parcels, Toyota and Britannia Storage.

Moorgate Point is strategically located on Moorgate Road just off the A580 (East Lancs Road) and quarter of a mile from Junctions 4 and 5 of the M57. Moorgate Point is ideally located to service the North West via the M62, M57 and M58. The Port of Liverpool and Liverpool John Lennon Airport are both within a 20 minutes drive of Moorgate Point.

M57 (Junction 4)	2 mins	0.6 miles
M62 (Junction 6)	7 mins	6.3 miles
M58 M57 Junction	8 mins	5.0 miles
M6 South (Junction 21A)	17 mins	17.5 miles
M6 North (Junction 26)	18 mins	16.5 miles

Other Significant Drive Times

Liverpool Ports	17 mins	8.5miles
Liverpool City Centre	20 mins	7 miles
Liverpool John Lennon Airport	20 mins	13.0 miles
Manchester City Centre	35 mins	32.3 miles
Manchester International Airport	35 mins	34.5 miles

Source bing.com





Fully Refurbished Roof with 25 year warranty

Overview

Moorgate Point is a secure self-contained industrial and office complex. The site extends to almost 30 acres and provides over 450,000 sq ft of Warehouse, Industrial and Workshop accommodation along with a variety of office suites to suit many occupiers.

Moorgate Point benefits from;

- Extensive frontage to Moorgate Road (A5207) close to its junction with A580
- 24 hour manned security
- Established business location
- Substantial parking and loading areas
- Open storage / development land from 0.5 to 6 acres
- Office suites from 100 sq ft to 10,000 sq ft
- Additional offices are available on a flexible basis

Description

Unit 5 at Moorgate is a high bay warehouse with brick elevations and steel truss roof. The unit benefits from the following;

- Newly refurbished roof with 25 year warranty
- Internal office space
- Racking installed – can remain or be removed to suit occupier requirements
- Large power supply available (approximately 950 Kva)
- Fully sprinklered
- 7.6m working height
- 7 Level access loading doors
- Concrete loading and service yard
- Secure site with 24 hour manned security and CCTV coverage
- Additional land available

The unit extends to 199,250 sq ft but can be split to suit occupier requirements from 80,000 sq ft.

Extensive additional office space is available on-site at Moorgate on a flexible basis. (Size to suit occupier requirements from 100 sq ft to 10,000 sq ft).

EPC

The building has an EPC rating of C 58.

Rent

On application.





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Moorgate Road
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