

K800, Knowsley Business Park

LARGE SCALE INDUSTRIAL/LOGISTICS WAREHOUSING
DESIGN & BUILD OPPORTUNITIES UP TO 800,000 SQ FT

L33 7XQ



WAREHOUSE OPPORTUNITIES SITUATED IN KNOWSLEY BUSINESS PARK

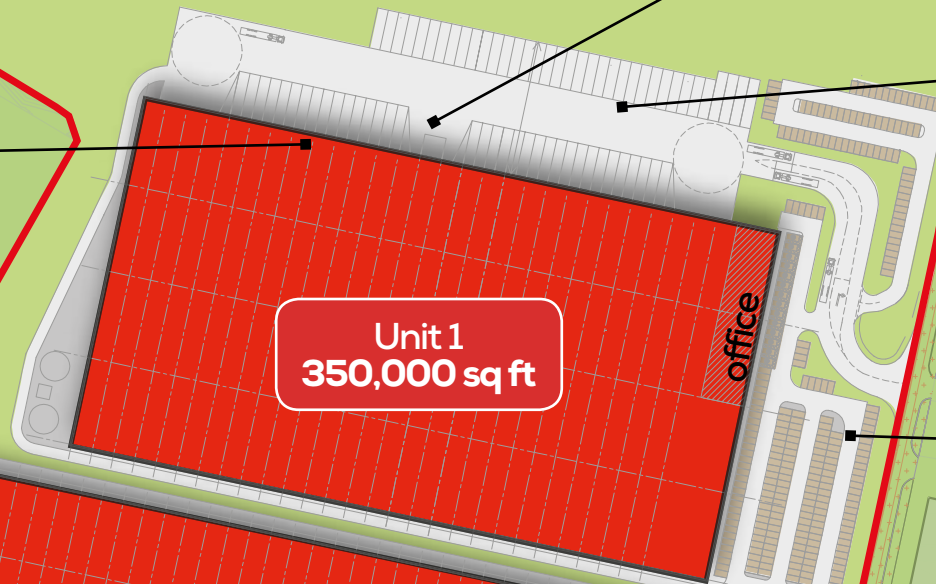
WITH A RAIL FREIGHT TERMINAL LOCATED ADJACENT

PLANNING IN PLACE. PLOTS SERVICED AND READY TO GO

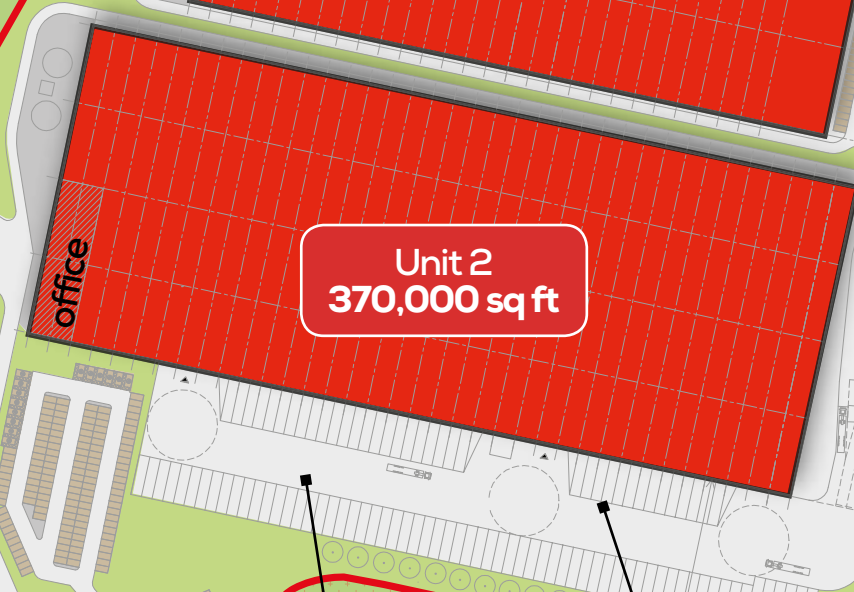


peellogistics.co.uk/K800

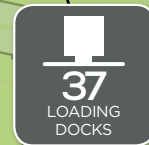
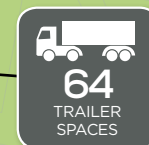
Option 1



Unit 1
350,000 sq ft



Unit 2
370,000 sq ft



MOSS LANE

LEES ROAD

MARK ROAD

Option 2



Knowsley
RAIL FREIGHT
TERMINAL



50m
SERVICE
YARD



20
LOADING
DOCKS




20
LOADING
DOCKS



52
TRAILER
SPACES

Unit 1
800,000 sq ft



80
TRAILER
SPACES



8 MVA
POWER SUPPLY



20
LOADING
DOCKS

office



20
LOADING
DOCKS



540
CAR SPACES



Knowsley Business Park

Outline planning consent for up to 800,000 sq ft in a self contained unit.

The Site

The site sits within the well-established Knowsley Business Park which has seen a number of high profile occupiers position themselves here to benefit from the excellent transport infrastructure. Nearby occupiers include Matalan; TJ Morris/Home Bargains; QVC Shopping Channel; News International; Dairy Crest; Vertex; Movianto.

Knowsley 800 is also adjacent to an existing rail freight terminal, which offers the potential for freight to be moved via the national rail network. The site also benefits from excellent linkages to the Port of Liverpool which is currently witnessing £400 million worth of investment to create a new deep sea container terminal.

The site benefits from outline planning consent which permits up to 800,000 sq ft of B2/B8 development with ancillary offices.

A full design team is in place to respond quickly to occupier requirements and as such, proposals can be produced at timescales to suit.

Key Benefits

- 37-acre serviced site
- 100,000 - 800,000 sq ft factory/warehouse in a cross dock configuration
- Power availability up to 8 MVA
- Gas availability up to 25 MW thermal power
- Consent up to 21m height
- Rail freight terminal adjacent
- 24/7 use
- Leasehold terms available on request

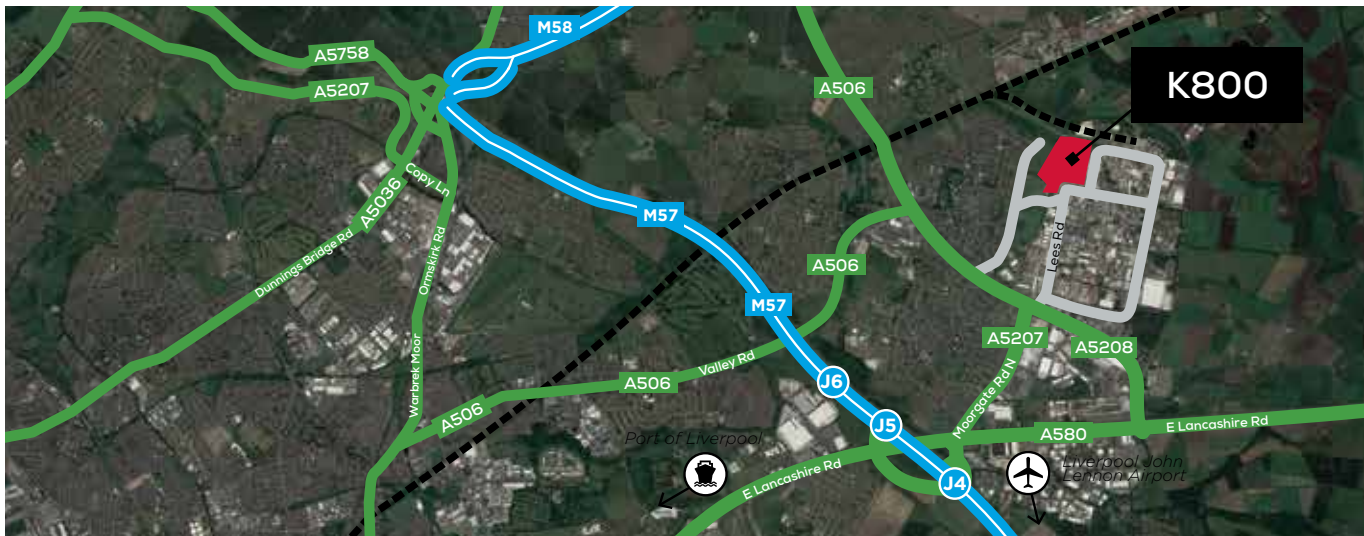
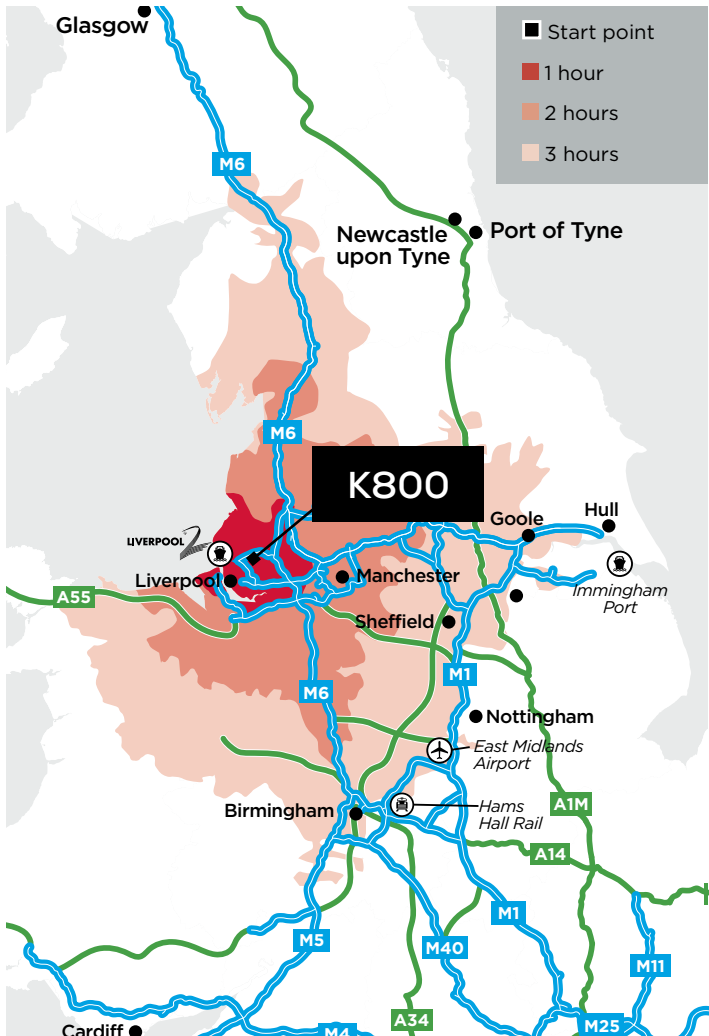
Knowsley Business Park

The K800 site has excellent multi-modal connections. Junctions 4 and 5 of the M57 motorway and the A580 East Lancs Road intersection are within 2 miles. The M62 motorway is 10 miles to the south, and the M58 motorway is 6 miles to the north, giving easy access to the entire national motorway network. The A580 also provides access to Junction 23 of the M6 motorway.

The scheme is also close to a rail freight terminal and just 30 minutes from Liverpool John Lennon Airport. But perhaps its most important connection, and the one that makes it truly multi-modal, is Liverpool2.

Knowsley Business Park has secured funding for infrastructure enhancements to improve the transport network including the creation of a new gateway and transport hub for the business park further enhancing the K800 offer.





HGV drive times from K800

PORTS	MILES	HOURS
Liverpool Docks	10.5	0:32
Liverpool John Lennon Airport	15.5	0:37
Manchester Airport	33	1:60
Hams Hall Railhead	97	2:50
East Midlands Airport	98	3:02
Immingham Port	140	4:11
London Heathrow Airport	205	5:46

HGV DRIVE TIME TO K800 (MINS)	MILES	HOURS
Liverpool	13.5	0:33
Chester	31.8	1:10
Manchester	31.6	1:12
Birmingham	94.7	2:55
Leeds	65.3	2:11
Newcastle	170	5:07
London	214	6:47



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