

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



CHILL
Knowsley
L34 9HP

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 Group Est. 1919

ocado

MATALAN

Applied Nutrition

GOLDSTAR

QVC

GXO

makro

Liverpool Football Club

DHL

Virgin media

DENHOLM

LOCATION

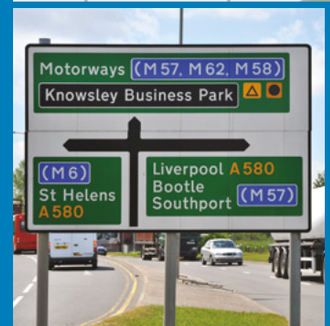
Knowsley Business Park is based either side of the A580 East Lancashire Road which provides direct access to Junction 4 of M57 and Junction 23 of the M6 and connects Liverpool and the Port of Liverpool to the west and the M6/Manchester City Centre to the east. The M57 also connects to the M58 to the 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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CHILL Knowsley

Drive Times

A580 East Lancs	M57 Junction 4	M58	M6 Junction 23	Liverpool Docks	Liverpool John Lennon Airport	Manchester Airport
2 mins	**3 mins**	**8 mins**	**15 mins**	**18 mins**	**25 mins**	**40 mins**



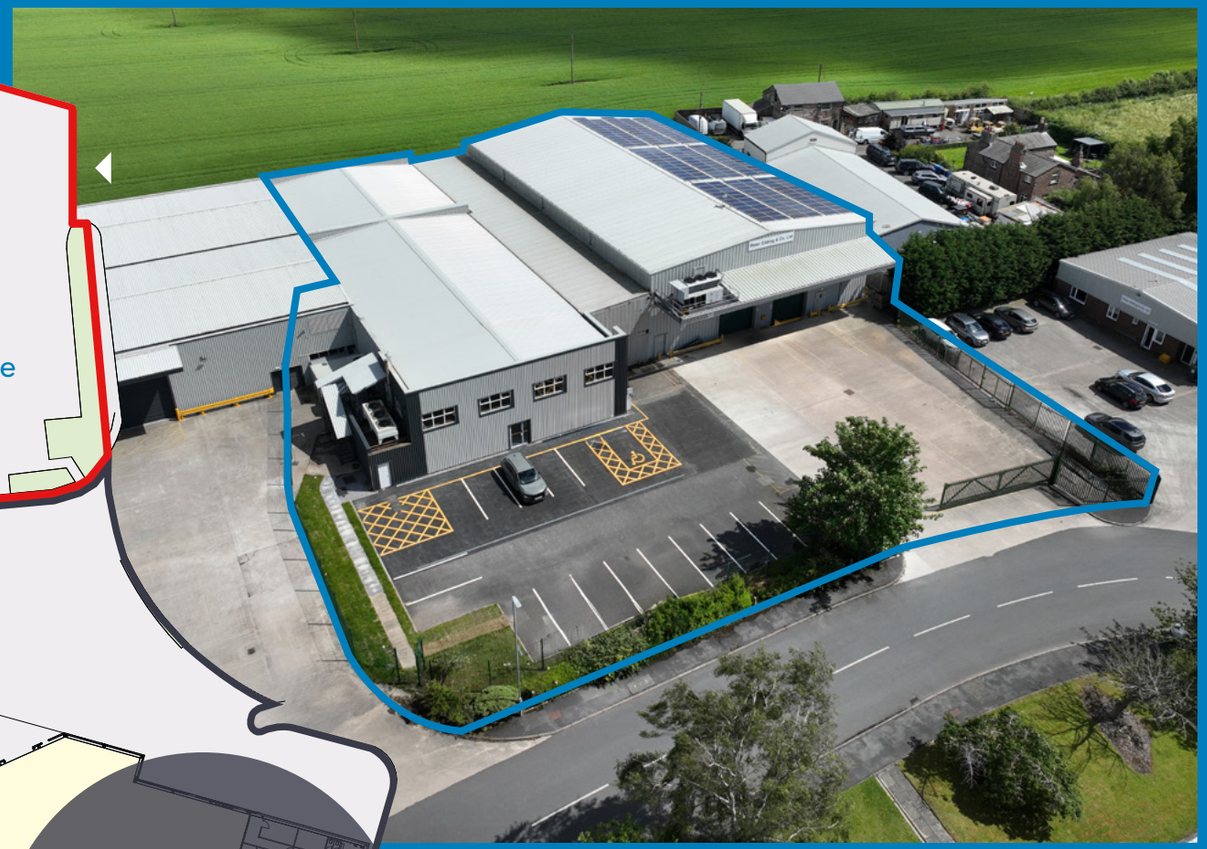
SPECIFICATION

- Temperature range +8˚C to +2˚C
- Minimum Clearance Height 6.48m
- 2 Drive-in doors & potential for 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**





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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.



CONTACT

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