



50,000 Sq Ft (4,645 Sq M)

- 2 Level Loading Doors
- 30 Dock levellers
- 40 M Yard Depth
- 120 Car Parking Spaces

50,000 Sq Ft (4,645 Sq M)

Location

Knowsley Business Park benefits from immediate access to the A580 East Lancashire Road, a main arterial route providing connections between Liverpool (10 miles South West) and Manchester (30 miles East). Junction 4 of the M57 is within 2 miles, Junction 6 M62 within 8 miles, and Junction 23 of the M6 within 10 miles making it an excellent strategic distribution location in which to serve the North West of England and wider UK area. The M62 motorway connects Liverpool to Leeds via the M60 orbital motorway.

Description

For Sale/To Let - New Industrial/Warehouse Unit 50000 sq ft

Accommodation

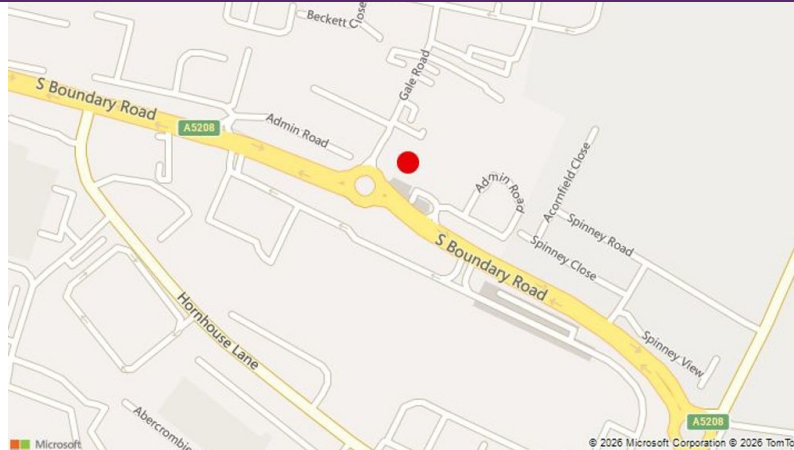
Ground floor - 4283 SQ M 46100 SQ FT
First Floor- 362 SQ M 3900 SQ FT
TOTAL - 4645 SQ M - 50000 SQ FT

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Laurence Davies

T: 0114 2738857

M:

E: laurence@cpp.uk

Rob Taylor

T: 0114 2738857

M:

E: Rob.Taylor@cpp.uk

January 2026