COMMERCIAL PROPERTY PARTNERS

To Let
Knowsley HUB 50, South Boundary Road
Knowsley Business Park
Liverpool
L33 7TX



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)

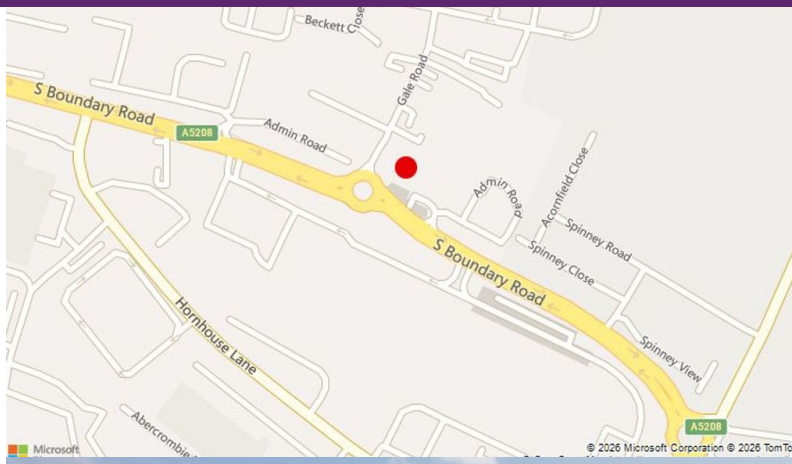
Location
Knowsley Business Park benefits from immediate access to the A580 East Lancashire Road, a main arterial route providing connections between Liverpool (10 miles South West) and Manchester (30 miles East).
Junction 4 of the M57 is within 2 miles, Junction 6 M62 within 8 miles, and Junction 23 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: 07385 410942
M: 07385410942
E: laurence@cpp.uk

Rob Taylor
T: 07825 193365
M: 07825 193365
E: Rob.Taylor@cpp.uk

April 2026

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.