TO LET

3 NEW BUILD INDUSTRIAL / WAREHOUSE UNITS 22,900 - 45,450 SQ FT (2,127.48 - 4,222.45 SQ M)

ELEMENT

ALCHEMY BUSINESS PARK / KNOWSLEY / LIVERPOOL / L33 7XN

JUNCTION 4 M57

A new development by

network space

ELEMENT

ALCHEMY BUSINESS PARK / KNOWSLEY / LIVERPOOL / L33 7XN

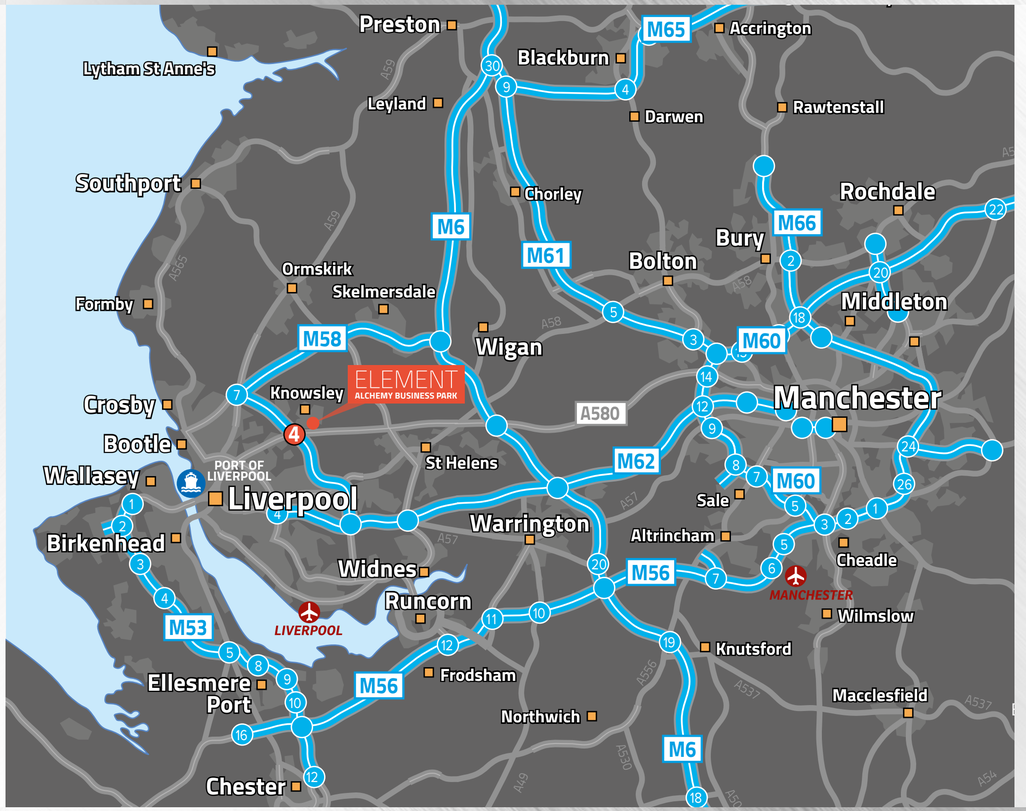
A PRIME **LOCATION** FOR BUSINESS

Knowsley Industrial and Business Park is one of the largest employment areas in the UK comprising over 1200 acres and is home to around 1,000 companies.

Alchemy Business Park is prominently located fronting the A580 East Lancashire Road, less than 1 mile from junctions 4 and 5 of the M57 and 8.3 miles from the Port of Liverpool.

Destination	Drive Time	Distance in Miles
Port of Liverpool	18 minutes	9 miles
Liverpool	31 minutes	8 miles
Liverpool John Lennon Airport	21 minutes	13 miles
Warrington	26 minutes	18 miles
Chester	42 minutes	31 miles
Preston	43 minutes	32 miles
Manchester	45 minutes	33 miles
Manchester Airport	38 minutes	35 miles
Birmingham	1 hour 44 minutes	97 miles

Source: AA Routeplanner



ELEMENT

ALCHEMY BUSINESS PARK KNOWSLEY / LIVERPOOL / L33 7XN

TO LET
3 NEW BUILD INDUSTRIAL / WAREHOUSE UNITS
22,900 - 45,450 SQ FT
(2,127.48 - 4,222.45 SQ M)

DESCRIPTION

Element at Alchemy Business Park comprises 3 no. detached new build industrial units situated in a highly prominent position fronting the A580 (East Lancashire Road) in Knowsley.

Each unit will be constructed to a modern specification including:

- **8 to 10m minimum eaves height**
- **Dedicated self-contained service yards**
- **Level access loading doors**
- **Dock level loading (Element 2 and 3)**
- **Dedicated staff car parking**
- **Mains gas**
- **3 phase power**

As well as being highly prominent, the estate benefits from being located within minutes of Jn 4 of the M57.

Phase 2 is available on a Design and Build basis with the ability to accommodate units of up to 100,000 sq ft.

ELEMENT

ALCHEMY BUSINESS PARK, KNOWSLEY

TO LET
3 NEW BUILD INDUSTRIAL / WAREHOUSE UNITS
22,900 - 45,450 SQ FT (2,127.48 - 4,222.45 SQ M)

ELEMENT 2
32,650 sq ft (3,033.29 sq m)

High quality specification to include:

- Warehouse area : 30,300 sq ft
- Ground & first floor office/amenity areas : 2,350 sq ft
- Secure gated service yard with a depth of 40.0m
- 2 no. level access loading doors
- 1 no. dock level loading door
- 10m eaves height
- 3-phase electricity supply
- Mains gas
- 50 kn/m² floor loading
- 28 car parking spaces

ELEMENT 1
22,900 sq ft (2,127.48 sq m)

High quality specification to include:

- Warehouse area : 20,950 sq ft
- Ground & first floor office/amenity areas : 1,950 sq ft
- Secure gated service yard with a depth of 27.5m
- 2 no. level access loading doors
- 8m eaves height
- 3-phase electricity supply
- Mains gas
- 50 kn/m² floor loading
- 27 car parking spaces

ELEMENT 3
45,450 sq ft (4,222.45 sq m)

High quality specification to include:

- Warehouse area : 42,600 sq ft
- Ground & first floor office/amenity areas : 2,850 sq ft
- Secure gated service yard with a depth of 36.0m
- 2 no. level access loading doors
- 2 no. dock level loading doors
- 10m eaves height
- 3-phase electricity supply
- Mains gas
- 50 kn/m² floor loading
- 50 car parking spaces

High Quality Specification includes:

- PROMINENT LOCATION
- ELECTRIC: 3 PHASE
- MINIMUM OF 25M TURNING CIRCLES (25m)
- DOCK LEVEL LOADING
- MAINS GAS
- SINGLE SPAN WAREHOUSE
- 8-10M EAVES HEIGHT (8-10m)
- HIGH QUALITY OFFICES

ALCHEMY BUSINESS PARK **SITE PLAN**

DEMOGRAPHICS @ ELEMENT

Alchemy Business Park is in a prime location within an easy commute of Liverpool, Warrington & Manchester.
(source: ONS)

Alchemy Business Park is located within the Merseyside region which has a working age population of 1 million people.
(source: ONS)

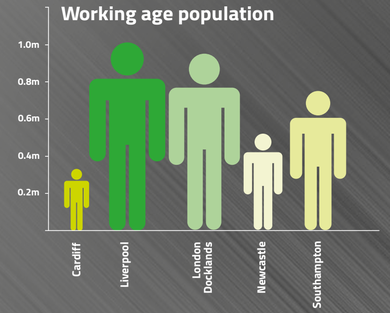
41,700 people work in the logistics and distribution sector.
(source: ONS)

The average salary for a warehouse operative is £18,000 per annum.
(source: ONS)

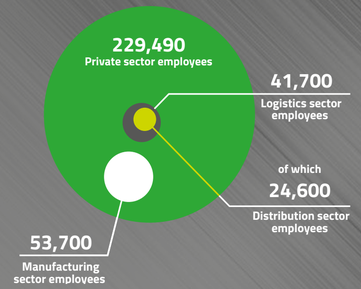
Average weekly pay in the Knowsley area is £499.00.
(source: ONS)

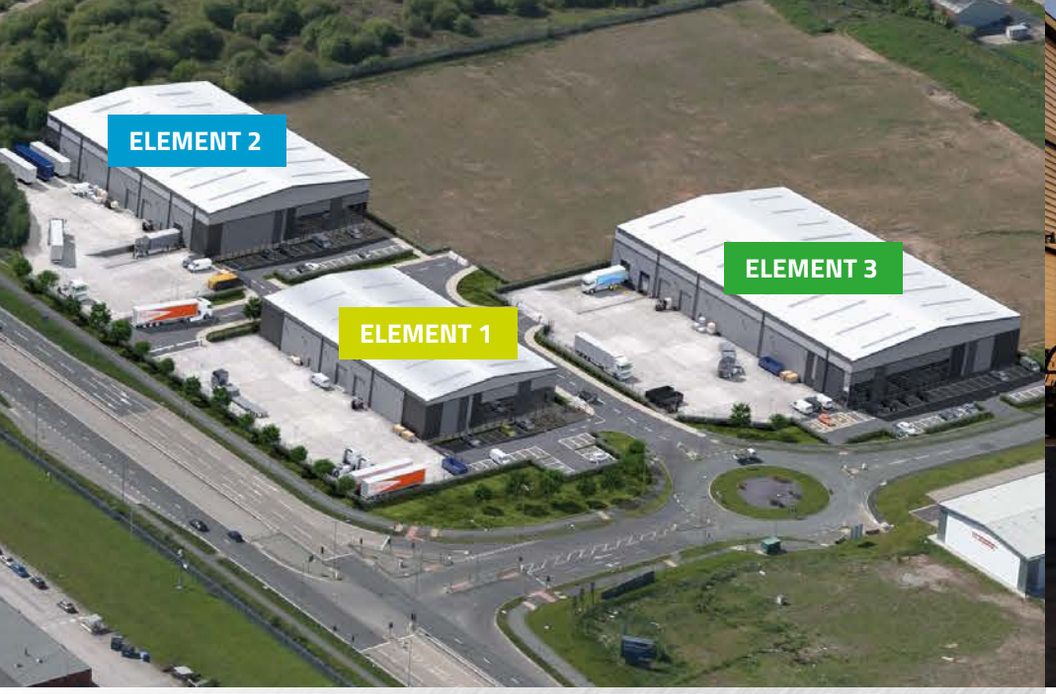
Knowsley is a key contributor to the Liverpool City Region's £28bn economy.
(source: ONS)

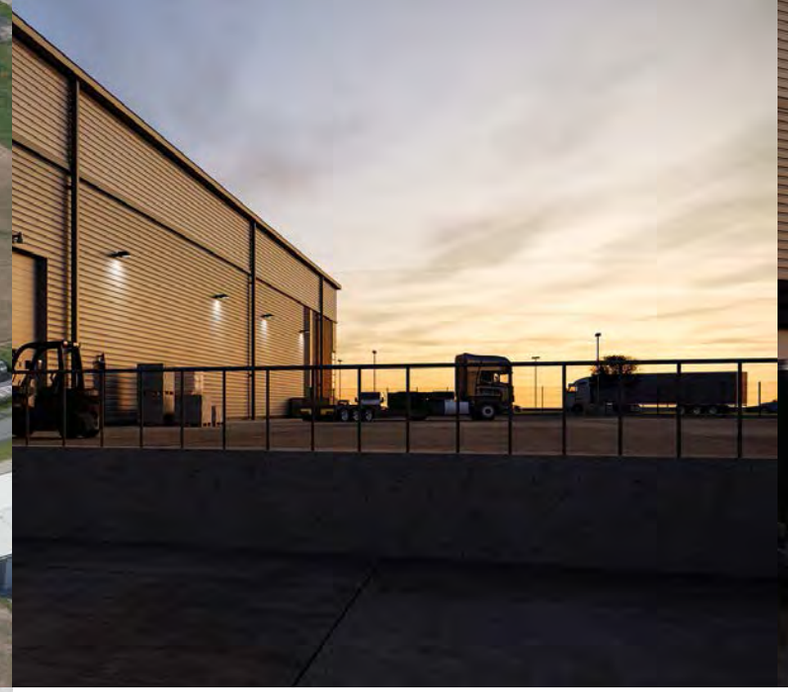
Working age population



Employment by sector in the Knowsley area







LIVERPOOL 2

Liverpool2, less than ten miles from Element at Alchemy Business Park, is a £300m investment programme to expand and develop the Port of Liverpool's container offer. A development of the existing Seaforth terminal, when completed it will be the UK's most central deep-water container terminal, able to accommodate 95% of the world's container vessels and even handle two 13,500 TEU post-Panamax vessels simultaneously.

Knowsley is strategically located on the freight route betwen the Port and M57, M62, M56 and M6 motorway network.

network space

Network Space is a developer, investor and manager of commercial property active across the North and Midlands of England. Established in 1981, it is a family owned and managed business based in Newton-le-Willows. In recent years the group has developed over 2.8 million sq ft of commercial floor space, much of which is retained in the investment portfolio and managed in-house.

Industrial property has always been the core focus of the business having been originally founded to purchase a former factory and convert it into an industrial estate. Over 35 years later, the group owns and manages an industrial / warehouse portfolio of over 3 million sq ft spread across 60 locations.

Terms

Units available on a leasehold basis on terms to be agreed.

VAT

Chargable where applicable at the prevailing rate.

Legals

Each party is responsible for their own legal costs.

Grants

Qualifying companies may be eligble for grants. For full details please contact Steve Mckeown at Knowsley Borough Council on 0151 443 2240.

Contacts

For further information or to arrange a viewing please contact:

ELEMENT

ALCHEMY BUSINESS PARK / KNOWSLEY
LIVERPOOL / L33 7XN

Darren Hill
T: 0151 224 7666
darren.hill2@cbre.com

Jon Thorne
T: 01925 320520
jon@b8re.com

CBRE 0151 224 7666 www.cbre.co.uk

B8 0151 675 5000 www.b8re.com

www.alchemybusinesspark.co.uk

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. March 2017. Designed and produced by Creativeworld. T: 01282 858200.