DRAFT

M57 JCN 2

NEON

@KNOWSLEY

FOR SALE
TO LET

NEW BESPOKE
INDUSTRIAL
MANUFACTURING
DISTRIBUTION
UNITS



MARSHALL

COMMERCIAL DEVELOPMENT OPPORTUNITIES

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A DEVELOPMENT BY

UNITS 10-11

FROM 24,500 TO 34,000 SQ FT

(2,276.1 - 3,158.7 SQ M)

ENTER

UNITS 10-11

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NEON @KNOWSLEY

DRAFT

DESCRIPTION

THE SITE

LOCATION & SITUATION

KNOWSLEY

MASTER PLAN

ACCOMMODATION

SPECIFICATION

GALLERY

MARSHALL

FURTHER INFO

DESCRIPTION

Phase 2 comprises....

Each unit will provide a highly specified detached warehouse of steel portal frame construction on a secure self-contained site with accommodation ranging from 24,500 sq ft - 34,000 sq ft.

Sustainability will be at the heart of the development. All buildings will be constructed and offer a target BREEAM Excellent rating, EPC A rating, Net Carbon Zero, Solar panel provision.



UNITS 10-11

M57 JCN 2

NEON @KNOWSLEY

DRAFT

- DESCRIPTION
- THE SITE
- LOCATION & SITUATION
- KNOWSLEY
- MASTER PLAN
- ACCOMMODATION
- SPECIFICATION
- GALLERY
- MARSHALL
- FURTHER INFO



UNITS 10-11

M57 JCN 2

NEON

@KNOWSLEY

DRAFT

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LOCATION & SITUATION

KNOWSLEY

MASTER PLAN

ACCOMMODATION

SPECIFICATION

GALLERY

MARSHALL

FURTHER INFO

LOCATION

Knowsley is situated approximately 11 miles (17 kilometres) east of Liverpool and 30 miles (48 kilometres) west of Manchester.

Knowsley is served by the M57, M56, M62, M58 and M6 making it an excellent strategic industrial/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.

M57 JUNCTION 2	0.2 MILES	(1 MINUTE DRIVE)
PRESCOT STATION	1.8 MILES	(5 MINUTES DRIVE)
LIVERPOOL AIRPORT	11 MILES	(25 MINUTES DRIVE)
MANCHESTER AIRPORT	30 MILES	(35 MINUTES DRIVE)
PORT OF LIVERPOOL	12 MILES	(22 MINUTES DRIVE)





SITUATION

Neon, Knowsley benefits from immediate access to Junction 2 of the M57 motorway.

- Junction 1 (Huyton) is situated within 3 miles (5 minutes) and connects with the M62 motorway at Tarbock Island.
- Junction 4 M57 (Knowsley) provides connections with East Lancs Road (A580) within 5 miles (6 minutes), a main arterial route providing connections between Liverpool and Manchester.
- M57 interconnects with the M58 at Switch Island and provides connections to Skelmersdale and North Liverpool.

Liverpool2 is Peel Ports' deep water container terminal and situated within 12 miles (22 minutes) accommodating 95% of the global container vessel fleet, Liverpool2 will enable the Port of Liverpool to house two 13,500 TEU post-Panamax vessels simultaneously. This creates the capacity to handle the next generation of container ships and will enable the Port of Liverpool to be the UK's national gateway and transhipment hub for Ireland.

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M57 JCN 2
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DRAFT

DESCRIPTION
THE SITE
LOCATION & SITUATION
KNOWSLEY
MASTER PLAN
ACCOMMODATION
SPECIFICATION
GALLERY
MARSHALL
FURTHER INFO



FREEPORT STATUS

Liverpool City Region achieved Freeport Status in March 2021. Freeport goods can be imported, manufactured and re-exported without being subject to customs checks, paperwork or tariffs.*

- Free Zone – An enclosed, secure customs zone.
- Certain standard tax and customs rules do not apply.
- Reduced import tariffs on goods.
- Allows for storage and manufacture of imported goods.
- Provides the ability to add value before goods are exported again.

INVESTMENT ZONE

Neon forms part of Liverpool City Region's Life Sciences Investment Zone. Backed by £80 million in government funding, the Investment Zone will benefit from a range of interventions which could include skills, infrastructure and tax reliefs, depending on local circumstances. Liverpool City Region set to gain 4,000 jobs as the UK's second Investment Zone.

*Any freeport benefits will be subject to the status of the tenant/purchaser.

UNITS 10-11

M57 JCN 2

NEON @KNOWSLEY

DRAFT

DESCRIPTION

THE SITE

LOCATION & SITUATION

KNOWSLEY

MASTER PLAN

ACCOMMODATION

SPECIFICATION

GALLERY

MARSHALL

FURTHER INFO

MASTER PLAN



UNITS 10-11

M57 JCN 2

NEON

@KNOWSLEY

DRAFT

DESCRIPTION

THE SITE

LOCATION & SITUATION

KNOWSLEY

MASTER PLAN

ACCOMMODATION

SPECIFICATION

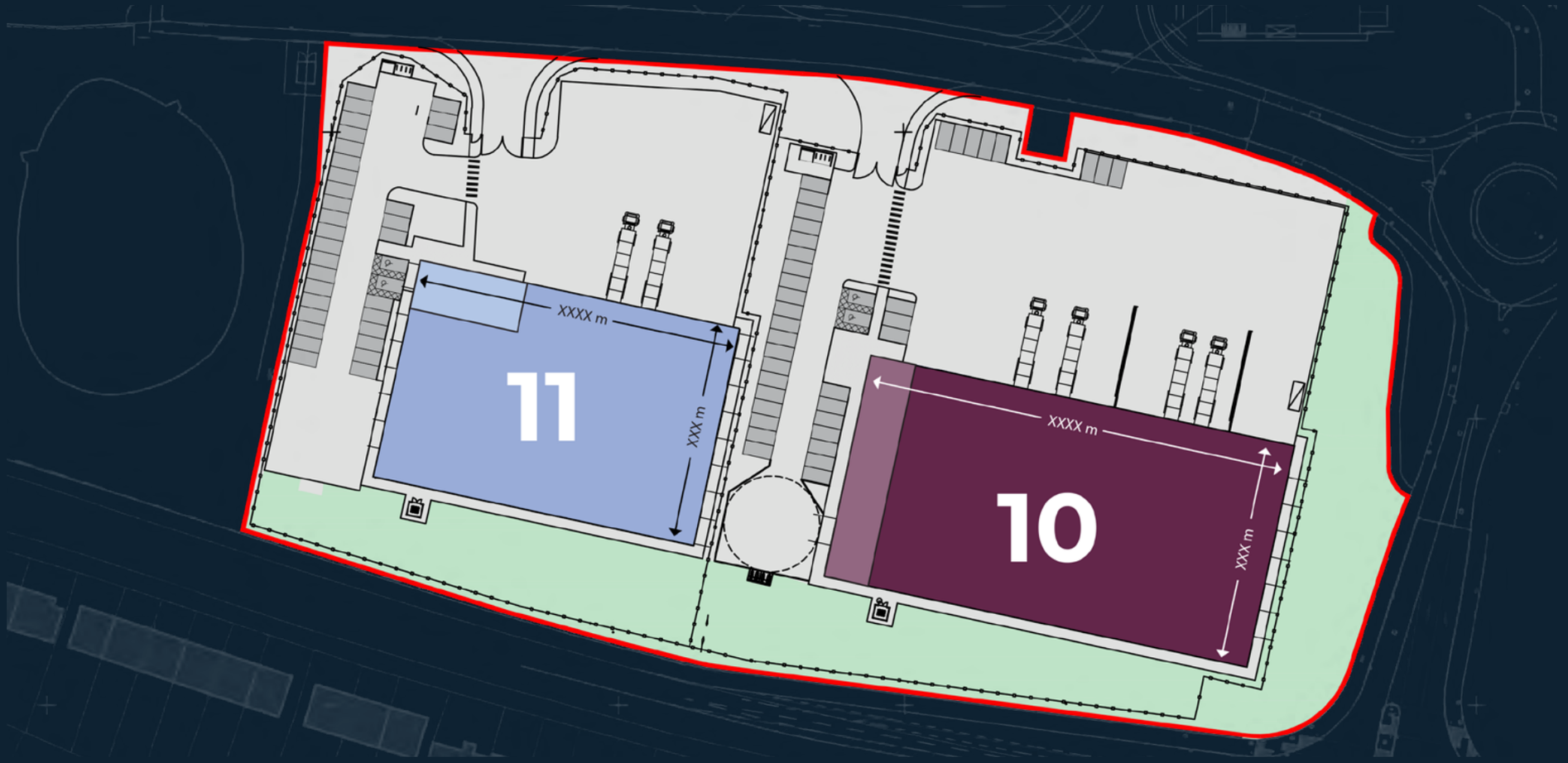
GALLERY

MARSHALL

FURTHER INFO

ACCOMMODATION

Unit No.	Warehouse (sq ft)	Ground Floor Office (sq ft)	First Floor Office (sq ft)	Total (sq ft)	Total (sqm)	Dock Loading Door	Level Access Loading Door	Eaves Heights (metres)	Car Parking Spaces	Yard Depth (metres)	Power (KVA)
10	23,000	-	1,500	24,500	2276.1	2	2		40	43000	
11	31,000	-	3,000	34,000	3158.7	2	-		34	4000	



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DRAFT

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THE SITE

LOCATION & SITUATION

KNOWSLEY

MASTER PLAN

ACCOMMODATION

SPECIFICATION

GALLERY

MARSHALL

FURTHER INFO

SPECIFICATION

The units will be built to the highest specification:



BREEAM EXCELLENT / TARGET NET ZERO CARBON



EPC "A" RATING



5-10% OFFICE/STAFF ACCOMMODATION



DEDICATED ON-SITE CAR PARKING



DOCK LOADING



LEVEL ACCESS LOADING



EV CHARGING POINTS



10-12M EAVES HEIGHTS



40M+ YARD DEPTHS



HGV TRAILER PARKING



PRIMARY SUBSTATION TO FEED THE PARK



50KN/M2 FLOOR LOADING

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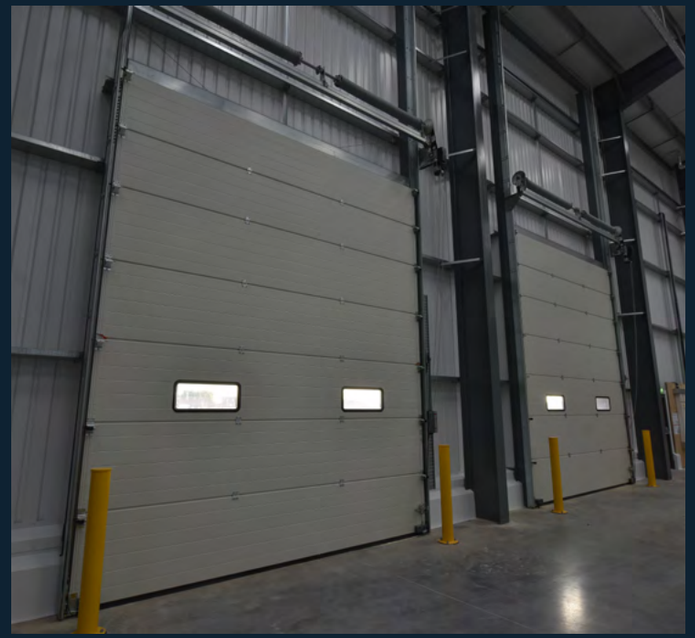
FURTHER INFO

PHASE 2 GALLERY











UNITS 10-11

M57 JCN 2

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DRAFT

DESCRIPTION

THE SITE

LOCATION & SITUATION

KNOWSLEY

MASTER PLAN

ACCOMMODATION

SPECIFICATION

GALLERY

MARSHALL

FURTHER INFO

MARSHALL DEVELOPMENTS

A Family Run Business For Over 120 Years

Originally founded in Elland, West Yorkshire in 1901 and now owned and run by the fourth generation of the family, the Marshall Group has built a solid reputation over the years for quality developments completed on schedule, to budget and with an unerring attention to detail.

A lot of our work comes through repeat business and client referral, a fact of which we are extremely proud.



HURRICANE 52
Estuary Business Park, Liverpool



AIR 66 & 84
Owen Drive, Speke



COBALT PARK
Oldham Broadway Business Park Chadderton



GORSEY POINT
Gorsey Lane, Widnes



NORTHSIDE 45
Junction 8 M53, Ellesmere Port



UNION SQUARE
Fifth Avenue, Trafford Park, Manchester M17 1DS

BEST IN CLASS
Technical Team & Consultants

LIVE PROJECTS
Focused in the NW region

ESG
Developing to BREEAM very good

FOCUSED
Home Team

PRIVATELY OWNED

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TENURE

Leasehold/Long Leasehold on terms to be agreed.

DELIVERY

Outline consent granted for B1, B2, B8 uses and detailed consent to be submitted for the proposed scheme. Construction will commence on grant of detailed consent.

RENT

On Application.

SERVICE CHARGE

A service charge may be payable for general maintenance of the common areas of the wider estate.

VAT

All rents and prices quoted are subject to VAT at the prevailing rate.

CONTACTS

For further information please contact the joint agents.

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01422 376 821

WWW.MARSHALLCDP.COM

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