

UP TO 9 MVA
AVAILABLE

TITAN

EAST LANCASHIRE ROAD
KNOWSLEY L33 7TU
J4 M57

STRATEGICALLY LOCATED MANUFACTURING / DISTRIBUTION FACILITY WITH 6 ACRES EXPANSION LAND

521,000 SQ FT
CAN SPLIT FROM 150,000 SQ FT

Watch Our Video @
WWW.TITAN520.CO.UK

Liverpool City Region Freeport

WE'VE GOT THE POWER

STRATEGICALLY LOCATED MANUFACTURING / DISTRIBUTION FACILITY WITH 6 ACRES EXPANSION LAND

150,000 SQ FT TO 521,000 SQ FT

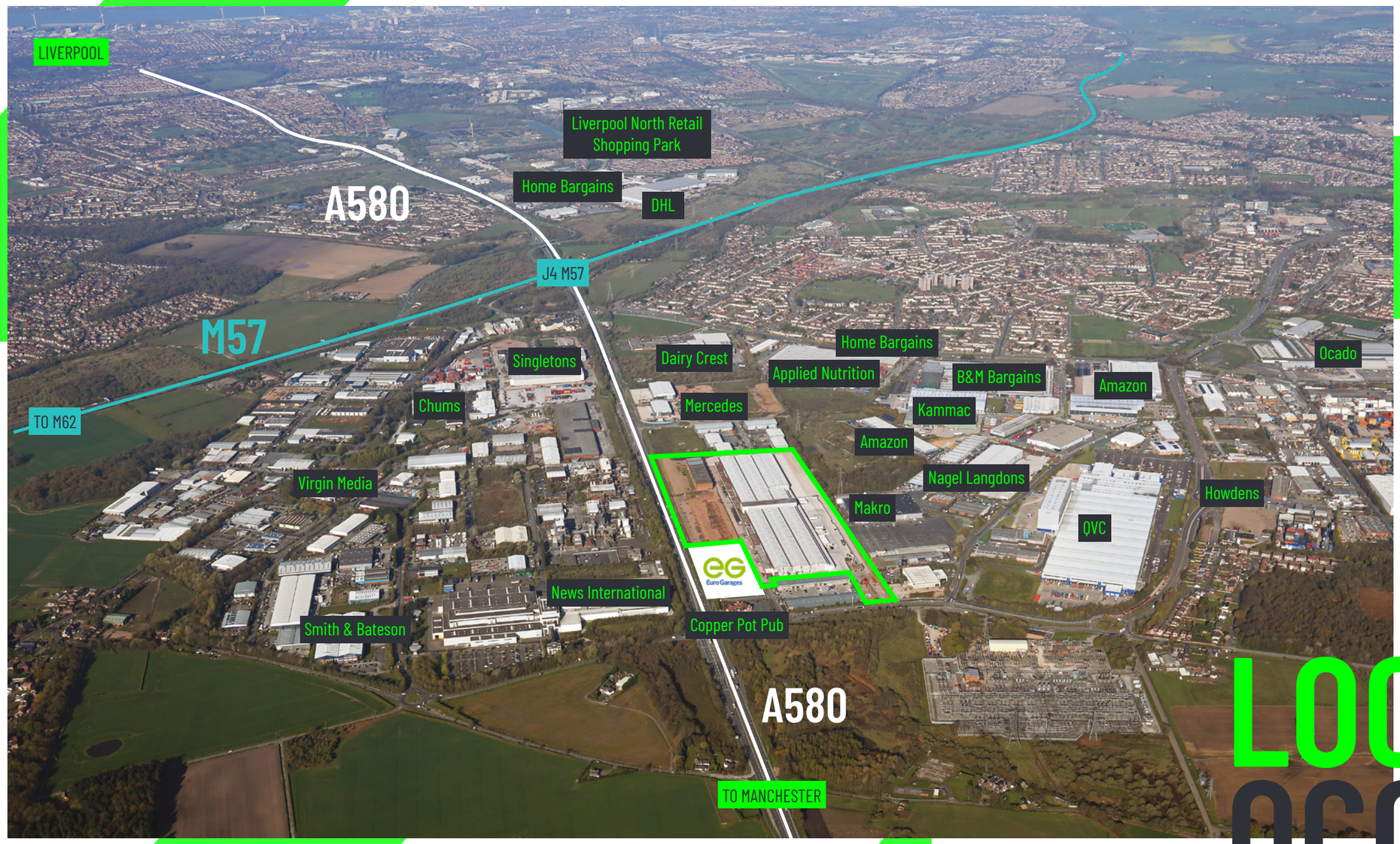
REBUILT/REFURBISHED IN 2020

UP TO 9 MVA AVAILABLE

TITAN



A 521,000 SQ FT FACILITY WITH THE ABILITY TO PROVIDE ACCOMMODATION FROM 150,000 SQ FT WITH 6 ACRES OF EXPANSION LAND PERMITTING EXPANSION OF THE CURRENT BUILDING, CROSS-DOCKING CAPABILITY AND/OR LARGER YARD / LORRY PARKING



Knowsley Business Park is based on the north and south 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 Centre to the west with Manchester City Centre to the east.

The property is located fronting onto the East Lancs Road (A580) close to its junction with Coopers Lane, one of the main arterial routes on Knowsley Industrial Park.

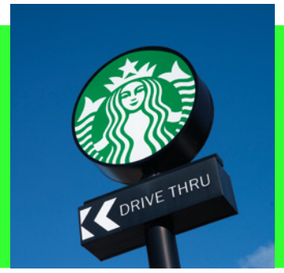
A package of works worth £6.7M have recently been announced to improve access and connectivity at Knowsley Business Park.

KNOWSLEY BUSINESS PARK IS ONE OF THE LARGEST INDUSTRIAL PARKS IN EUROPE AT ALMOST 1,200 ACRES (485 HA), BEING HOME TO ALMOST 600 COMPANIES AND MAJOR OCCUPIERS LOCATED AT KNOWSLEY INCLUDE:

LOCAL OCCUPIERS

JAGUAR · QVC · B&M · MATALAN · VERTEX · SIG · BOSCH · AMAZON · STOVES · LIVERPOOL FC · HOME BARGAINS · DAIRY CREST · DHL · MAKRO · VIRGIN MEDIA







THE PROPERTY BENEFITS FROM SUPERB ON THE DOORSTEP AMENITIES.



SUPERB LOCAL AMENITIES









KNOWSLEY IS SITUATED APPROXIMATELY 17 KILOMETRES (11 MILES) EAST OF LIVERPOOL AND 48 KILOMETRES (30 MILES) WEST OF MANCHESTER.

KNOWSLEY BENEFITS FROM EXCELLENT COMMUNICATIONS AS FOLLOWS:

ROAD

Knowsley is served by the M57, M62, M58 and M6 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.

RAIL

Liverpool has major railway connections with the mainline station being Liverpool Lime Street which is served by Virgin Trains, as well as regional and local trains, with approximate journey times of 40 minutes to Manchester, 1 hour 30 minutes to Birmingham and 2 hours 12 minutes to London Euston.

AIR

Liverpool John Lennon Airport is within 12 miles of Knowsley. It is a hub for Europe's two largest low cost airlines, EasyJet and Ryanair, handling over 5 million passengers in 2018. There are regular scheduled flights to domestic and European destinations, as well as charter flights to over 60 destinations.

PORTS

The Port of Liverpool is ranked among Britain's major container ports and is the country's major gateway for trade with the United States and Canada, serving more than 100 global destinations. The Seaforth Container Terminal handles nearly 700,000 TEUS (20ft container units) a year. There has recently been £400m worth of investment undertaken to create a new deep sea container terminal known as Liverpool 2 which opened in 2016.

FREEPORT

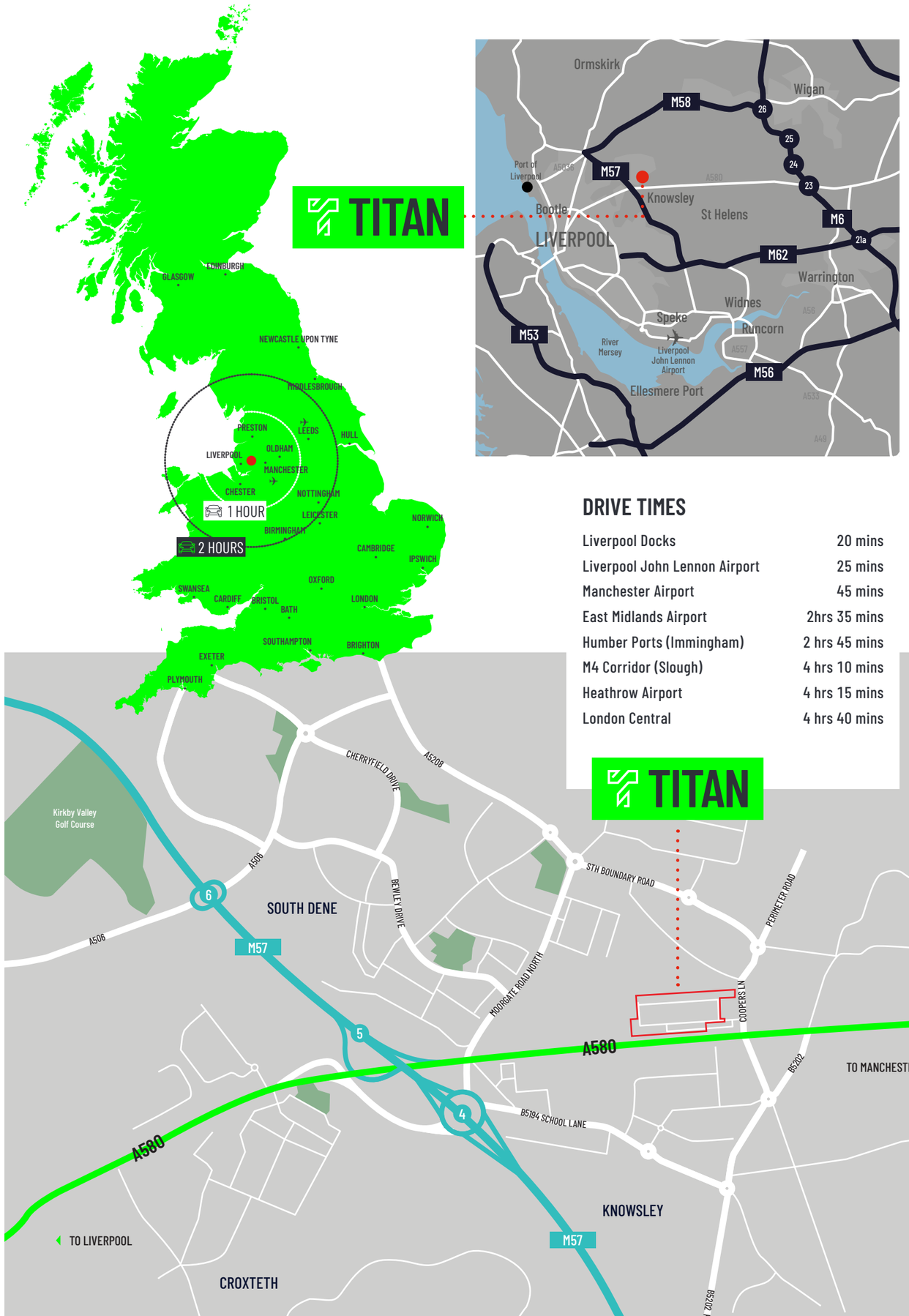
Liverpool, as the country's leading transatlantic port, is granted Freeport Status. It handles 45% of trade from the US and is the UK's biggest western facing port.

Nearly **1.2 MILLION PEOPLE** live within the peak hour's journey to work area of Knowsley, **68.5%** of them are of working age

1 IN 3 of the working age group are **UNDER 30**

41,700 of these people work in the logistics and distribution sector

LABOUR MARKET COSTS in the commute area serving Knowsley are amongst the **LOWEST** of all UK locations



DRIVE TIMES

Liverpool Docks	20 mins
Liverpool John Lennon Airport	25 mins
Manchester Airport	45 mins
East Midlands Airport	2hrs 35 mins
Humber Ports (Immingham)	2 hrs 45 mins
M4 Corridor (Slough)	4 hrs 10 mins
Heathrow Airport	4 hrs 15 mins
London Central	4 hrs 40 mins

THE LIVERPOOL CITY REGION, HOME TO THE COUNTRY'S LEADING TRANSATLANTIC PORT, IS THE UK'S BIGGEST WESTERN FACING PORT, HANDLING 45% OF THE UK'S TRADE FROM THE UNITED STATES.

Titan falls within the Liverpool City Region (LCR) Freeport which is one of only eight freeports in England.

Subject to application occupiers will benefit from incentives to encourage economic activity. Freeports operate with both 'tax' and 'customs' sites.

Tax sites offer occupiers business rates relief and other incentives to support capital investment, skills and employment.

Customs sites help enable the tariff-free movement of goods for both export and import through simplified customs procedures.

Liverpool City Region Freeport

THE POWER OF TRADE



EXTERNAL SPECIFICATION

FULLY SECURE PERIMETER FENCING

EXCELLENT YARD DEPTH OF **50 METRES**

EXTENSIVE CONCRETE YARD AREAS WITH CAPACITY FOR UP TO **200 HGV TRAILER PARKING SPACES**

360 DEGREE ACCESS WITH SEPARATE ENTRANCE & EXIT

EXTENSIVE CAR PARKING WITH C.200 SPACES WITH THE OPTION TO EXPAND

LOW SITE DENSITY AND EXTENSIVE LANDSCAPING ALLOWING FLEXIBILITY TO **POTENTIALLY INCREASE YARD AREA** EVEN FURTHER





INTERNAL SPECIFICATION

UP TO 9 MVA AVAILABLE

STEEL FRAME WITH 27M CLEAR SPANS

CLEAR HEIGHT TO UNDERSIDE OF HAUNCH OF 9M - 15M

FLOOR LOADING UP TO 50 KN/M^2

EPC RATING A

18 DOCK LOADING DOORS

9 LEVEL ACCESS LOADING DOORS

FULLY DOUBLE GLAZED

TWO STOREY OFFICES

MALE & FEMALE WCS ON EACH OFFICE FLOOR

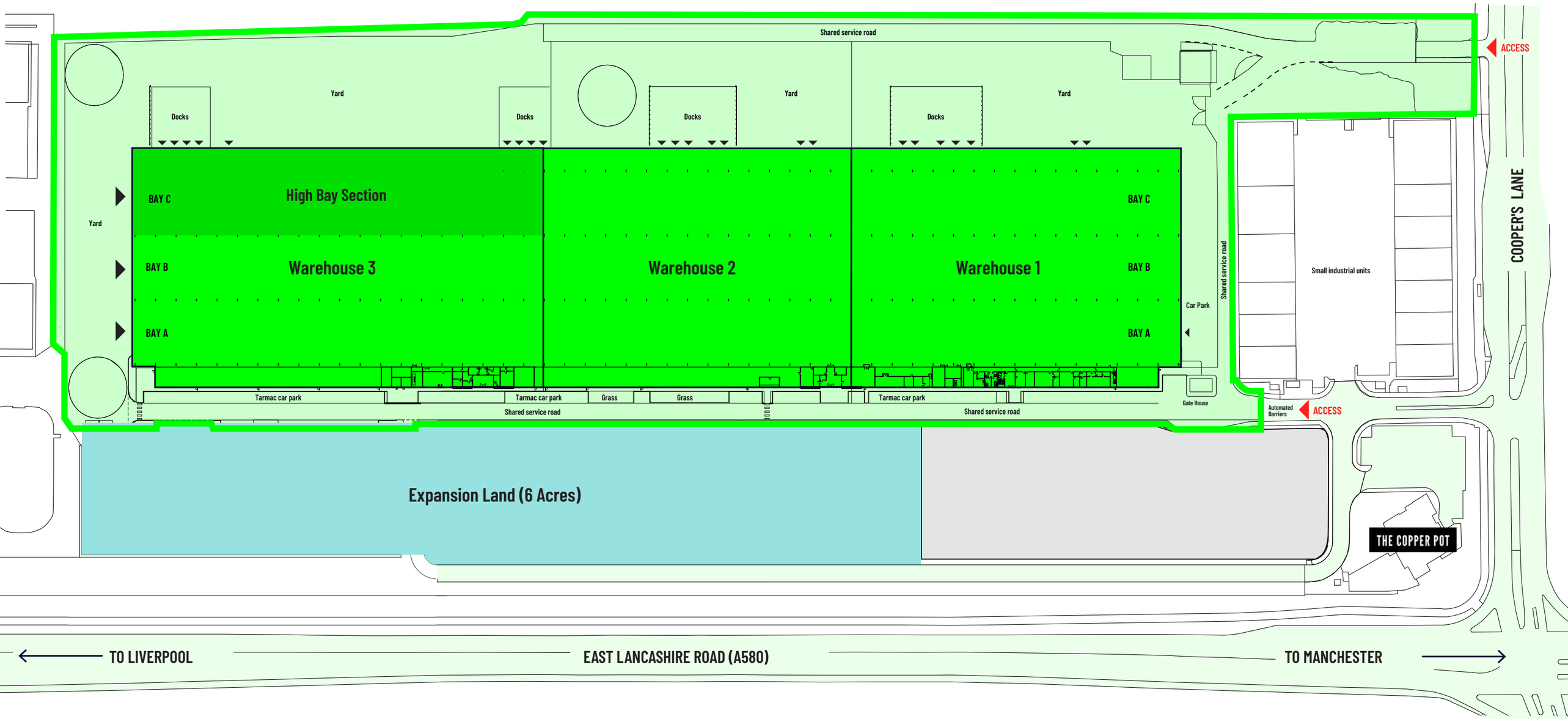
WORKS WCS IN LOCATIONS THROUGHOUT THE WAREHOUSE

SIGNIFICANT FRAME SERVICE LOADING CAPACITY UP TO 1.75KN/M2

INSULATED PROFILE METAL CLAD ROOF WITH 20% TRANSLUCENT ROOF LIGHTS

MEDIUM PRESSURE GAS SUPPLY WITH CAPACITY TO SUPPLY 1600M3/HR

SUITABLE FOR VERY NARROW AISLE RACKING WITH A RACK LEG LOAD OF 7 TONNES PLACED IN A BACK TO BACK SITUATION



ACCOMMODATION

AREA	SQ M	SQ FT
Warehouse 1 (inc. GF offices & under croft)	14,950.30	160,929
Warehouse 1 First Floor Offices	584.90	6,296
Warehouse 2	13,909.36	149,724
Warehouse 3	18,662.77	200,891
Security Lodge	43.94	473
External Substation / Plant Room 1	188.96	2,034
External Substation / Plant Room 2	72.00	775
Total GIA	**48,412.23**	**521,122**

THE 521,122 SQ FT UNIT OFFERS THE FLEXIBILITY TO CREATE 3 SEPARATE UNITS, PROVIDING ACCOMMODATION FROM 150,000 SQ FT

6 ACRES EXPANSION LAND

The expansion land is fully serviced and access is via the new road which runs parallel to the A580, providing the ability to extend the warehouse, add further yard areas and/or a cross dock facility.







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