



EAST LANCASHIRE ROAD  
KNOWSLEY L33 7TU

**TO LET** HIGH PROFILE INDUSTRIAL / DISTRIBUTION UNIT  
**UNITS FROM 150,000 SQ FT - 521,000 SQ FT**

On the instructions of JTI

## DESCRIPTION

**TITAN** COMPRISES A MAJOR WAREHOUSE/LOGISTICS COMPLEX  
TOTALLING 521,000 SQ FT WITH THE ABILITY TO PROVIDE  
ACCOMMODATION FROM 150,000 SQ FT-521,000 SQ FT



# SITUATION

LIVERPOOL

Liverpool North Retail Shopping Park

Home Bargains

DHL

KNOWSLEY

Singletons

Dairy Crest

Applied Nutrition

B&M Bargains

Amazon

Ocado

Chums

Kammac

Nagel Langdons

Howdens

Virgin Media



Makro

QVC

Smith & Bateson

News International

TO MANCHESTER

**KNOWSLEY INDUSTRIAL AND BUSINESS PARK IS ONE OF THE LARGEST INDUSTRIAL PARKS IN EUROPE AT ALMOST 1,200 ACRES (485 HA) THE PARK IS HOME TO ALMOST 600 COMPANIES**

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.

## MAJOR OCCUPIERS LOCATED AT KNOWSLEY INCLUDE:



## LOCATION

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

Knowsley benefits from excellent communications as follows:



### ROAD

Knowsley is served by the M57, M56, 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.



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.



# LIVERPOOL CITY REGION FREEPORT

**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.





# DEMOGRAPHICS

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



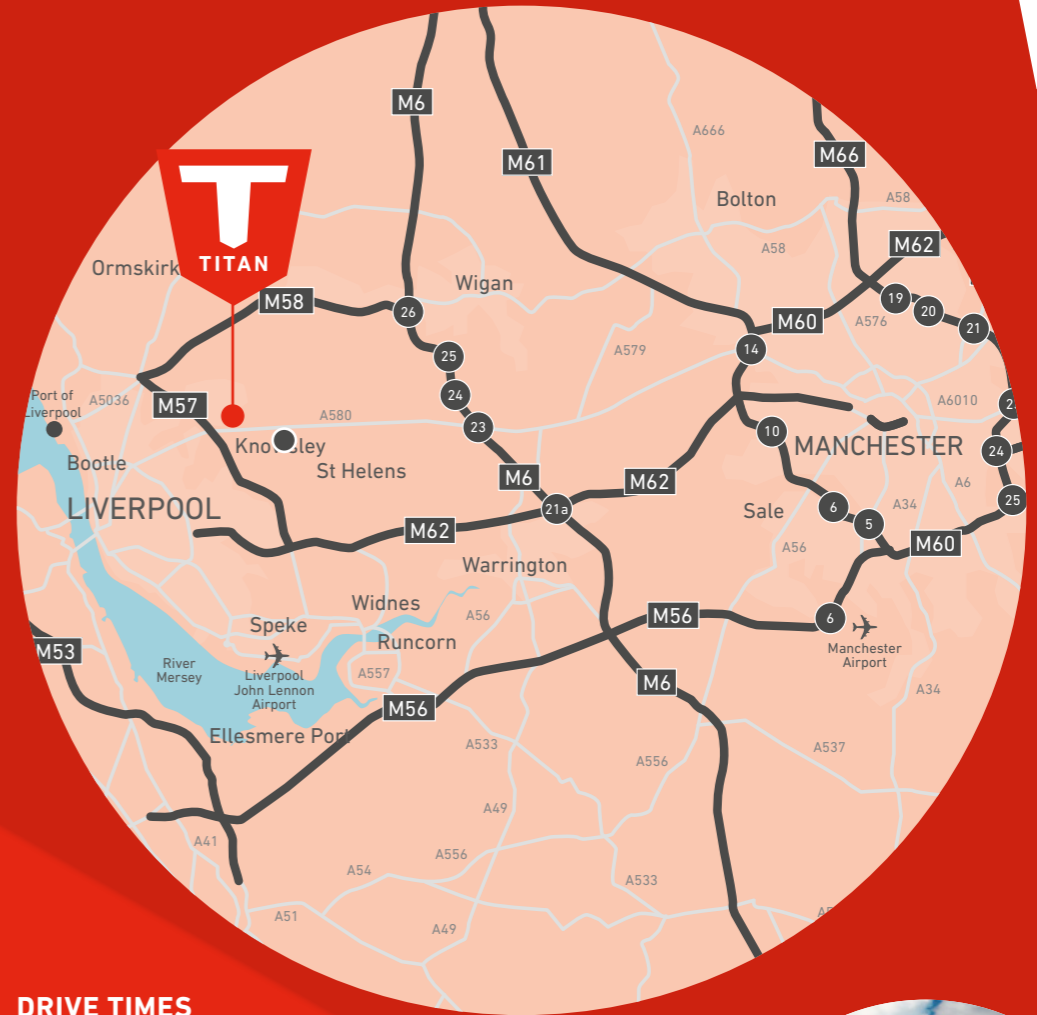
1 IN 3 OF THE WORKING AGE GROUP ARE **UNDER 30**



**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



## DRIVE TIME

- 1 hours drive time
- 2 hours drive time



# EXTERNAL SPECIFICATION



FULLY FENCED  
PERIMETER FENCING



EXCELLENT YARD DEPTH  
OF 50 METRES



360 DEGREE  
ACCESS



EXTENSIVE CAR PARKING  
WITH C.200 SPACES



LOW SITE  
DENSITY

# INTERNAL SPECIFICATION



STEEL FRAME  
WITH 27M CLEAR SPANS



REFURBISHED OFFICES  
TO FIRST AND  
PART GROUND FLOOR



9 LEVEL LOADING DOORS



INSULATED PROFILE METAL  
CLAD ROOF WITH 20%  
TRANSLUCENT ROOF LIGHTS



TWO STOREY  
OFFICES



FLOOR LOADING UP  
TO 50 KN/M<sup>2</sup>



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



MALE AND FEMALE WCS  
ON EACH FLOOR



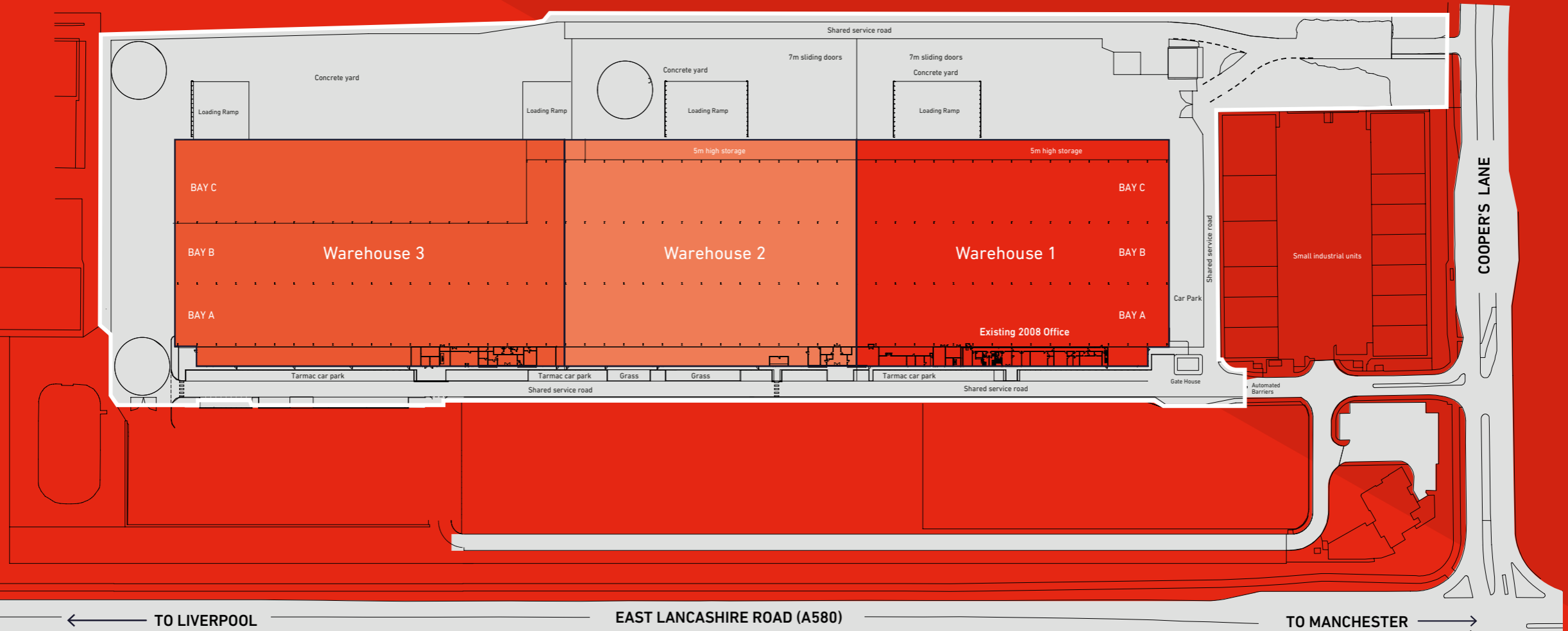
18 DOCK  
LOADING DOORS



# THE SITE

	SQ M	SQ FT
Warehouse 1 (inc. Ground Floor Offices & Under Croft)	14,950.72	160,929
Warehouse 1 - First Floor Offices	584.91	6,296
Warehouse 2	13,963.26	149,724
Warehouse 3	18,663.23	200,891
Security Lodge	43.94	473
External Substation / Plant Room 1	189.00	2,034
External Substation / Plant Room 2	72.00	775
<b>TOTAL GIA</b>	<b>48,413.51</b>	<b>521,123</b>

## TITAN COMPRISES A MAJOR WAREHOUSE/LOGISTICS COMPLEX TOTALLING 521,000 SQ FT





A580



FRANK HIRE  
PROSPECTS.COM  
0161 327 032





**EAST LANCASHIRE ROAD  
KNOWSLEY L33 7TU**



## FURTHER INFORMATION

### TERMS

Titan is available on flexible lease terms to be agreed between the parties.

### EPC

An EPC has been prepared and is available upon request.

### VAT

Vat will be payable at the prevailing rate on any transaction undertaken.

### RATEABLE VALUE

We recommend any interested parties make their own enquiries with the local borough council.

### VIEWINGS

For further information or to arrange a viewing please contact the sole letting agents Savills

### JON ATHERTON

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On the instructions of **JTI**

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