



KEY DEVELOPMENTS



KNOWSLEY

THE OPPORTUNITIES



1 K800

2 Image Business Park

3 Academy Business Park

4 The Hub

5 Venus 210

6 Moorgate Point / Britonwood

7 Element, Alchemy
Business Park

8 Titan

9 Quarry Farm

10 Knowsley 200

Knowsley Business Park is one of the largest employment areas in Europe and the second largest of its kind in the North West. It is home to some of the UK's most successful businesses including high performing brands like Matalan, QVC and Amazon.

There are a host of new developments in the pipeline, from the largest speculative build in the Liverpool City Region in over a decade, to the completion of other units which are ready for occupation.

Whether relocating to Knowsley, setting up new businesses or expanding existing premises, investor confidence in the park is at an all-time high.



1

K800

MOSS LANE/SIMONSWOOD LANE

Developer: Peel Logistics

Close to rail head with planning consent for up to 800,000 sq ft.

Knowsley 800 is located adjacent to an existing rail freight terminal which offers the potential for freight to be moved via the national rail network. The site benefits from excellent linkages to the Port of Liverpool which is currently witnessing £300 million worth of investment to create a new deep sea container terminal.

A number of high profile occupiers have positioned themselves here to benefit from the excellent transport infrastructure.

The site benefits from outline planning consent which permits up to 800,000 sq ft of B2/B8 development with ancillary offices.

IMAGE BUSINESS PARK

ACORNFIELD ROAD

Developer: Knowsley (Image Business Park) Ltd
15 acre development site.

Knowsley (Image Business Park) Ltd has recently acquired Image Business Park and plans to undertake selective development to release 15 acres of the site for industrial / warehousing on a build-to-suit basis with units from 50,000 to 250,000 sq ft.

The site was formerly one of Kodak's largest sites in the UK. The park comprises more than 38 acres and provides 400,000 sq ft of office, warehouse and industrial space, with key tenants including Surface Transforms, Future Industrial Services and Ames Goldsmith.

2



ACADEMY BUSINESS PARK

ARBOUR LANE

Developer: Orbit Developments

Two new speculatively built 110,000 sq ft warehouses.

A new distribution warehouse development at Academy Business Park is currently underway. Developed over two phases the scheme will comprise two brand new speculatively-built 110,000 sq ft distribution warehouses. Phase 1 is complete and ready for occupation. Located near one of the main thoroughfares from Manchester to Liverpool, the development is in the heart of Knowsley Business Park.

3



THE HUB

SOUTH BOUNDARY ROAD

4

Developer: To be selected

Phased development to include service uses.

The Hub development is being promoted by Knowsley Council. The site comprises 6.71 acres over two plots either side of Gale Road (West Hub and East Hub) both enjoying prominent frontages to South Boundary Road. West Hub has been cleared and development proposals sought for light industrial/distribution uses. East Hub demolition is underway and the site will be marketed for potential light industrial/distribution, retail and service uses to support Knowsley Business Park.

VENUS 210

MOORGATE ROAD

5

Developer: Flintrock Ltd

New speculative 218,000 sq ft distribution / production unit.

VENUS 210 is a new logistics/manufacturing facility located on one of the main thoroughfares in the heart of Knowsley Business Park.

The development, by owners Flintrock will create a 218,000 sq ft speculative unit. Work has started and is due to complete early 2019. The development will offer high quality distribution/logistics or manufacturing space and will be the largest speculative build in the Liverpool City Region for more than a decade.



MOORGATE POINT/BRITONWOOD

MOORGATE ROAD

6

Developer: St Modwen/BBL Estates

Design and build opportunity available.

A 20 acre site comprising of 6 acres to the rear of Moorgate Point (owned by St Modwen) with the ability to accommodate circa 100,000 sq ft unit together with a 14 acre adjacent site (owned by BBL Estates). Both sites have the potential to have direct access to the A580 East Lancashire Road via Alchemy Business Park.

ELEMENT, ALCHEMY BUSINESS PARK

EAST LANCASHIRE ROAD

Developer: Network Space

Three new build units with direct access to A580, further design and build opportunities available.

Phase 1 of the Alchemy development created 93,000 sq ft of high quality industrial space across nine units and is fully occupied. The estate benefits from direct access to the main A580 (East Lancs) Road, along with CCTV and securely gated yards.

Element at Alchemy Business Park is being developed by Network Space and will comprise 3 new build industrial units of 22,900 sq ft, 35,200 sq ft and 45,450 sq ft. The units will be situated in a highly prominent position fronting the A580 (East Lancashire Road). 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 and 3 phase power.

Phase 3 is available on a Design and Build basis with the ability to accommodate units of up to 100,000 sq ft.



7



TITAN

EAST LANCASHIRE ROAD

Developer: Morley Estates

515,000 sq ft refurbished unit with direct access to A580.

Titan, Knowsley is a substantial industrial/ manufacturing unit that is undergoing a complete refurbishment by owners, Morley Estates, including a new roof, floors, modern cladding, lighting throughout the warehouse and electric loading doors. The refurbishment work is due to be complete by the end of 2018.

The external areas have also been remodelled to offer larger yards, taking full advantage of 360° circulation.

8

QUARRY FARM

UNITY GROVE

Developer: Anodyne

19 incubator starters units at Junction 4 M57.

A new development of 19 incubator starter units on a 0.7 ha site is due to begin in summer 2018. The units will be arranged over 5 blocks and have planning permission for B1(b) and B1(c) use. The workshops will be equipped with the latest technology and will have access to a reception, support and meeting facilities. They are intended as 'starter units' with maximum flexibility to combine them to create larger units following business growth.

9



KNOWSLEY 200

AINSWORTH LANE

Developer: Threadneedle Investments

Refurbished 200,000 sq ft warehouse available.

A refurbished distribution warehouse of 199,050 sq ft by Threadneedle Investments, located adjacent to the East Lancashire Road (A580). The site is secure and unit features include, sprinkler system, racking, 10 loading docks and a clear height of 7.5m.

10



INTERESTED TO FIND OUT MORE?

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