

K800 KNOWSLEY BUSINESS PARK



LARGE SCALE INDUSTRIAL/LOGISTICS WAREHOUSING

DESIGN AND BUILD OPPORTUNITIES **UP TO 800,000 SQ FT**

J4/M57 | L33 7XQ



Warehouse opportunities situated in Knowsley business park

Adjacent rail freight terminal

Planning in place plots serviced and ready to go

www.plproperty.com

OPTION 1



55m
SERVICE YARD

294
CAR SPACES

8 MVA
POWER SUPPLY

55m
SERVICE YARD

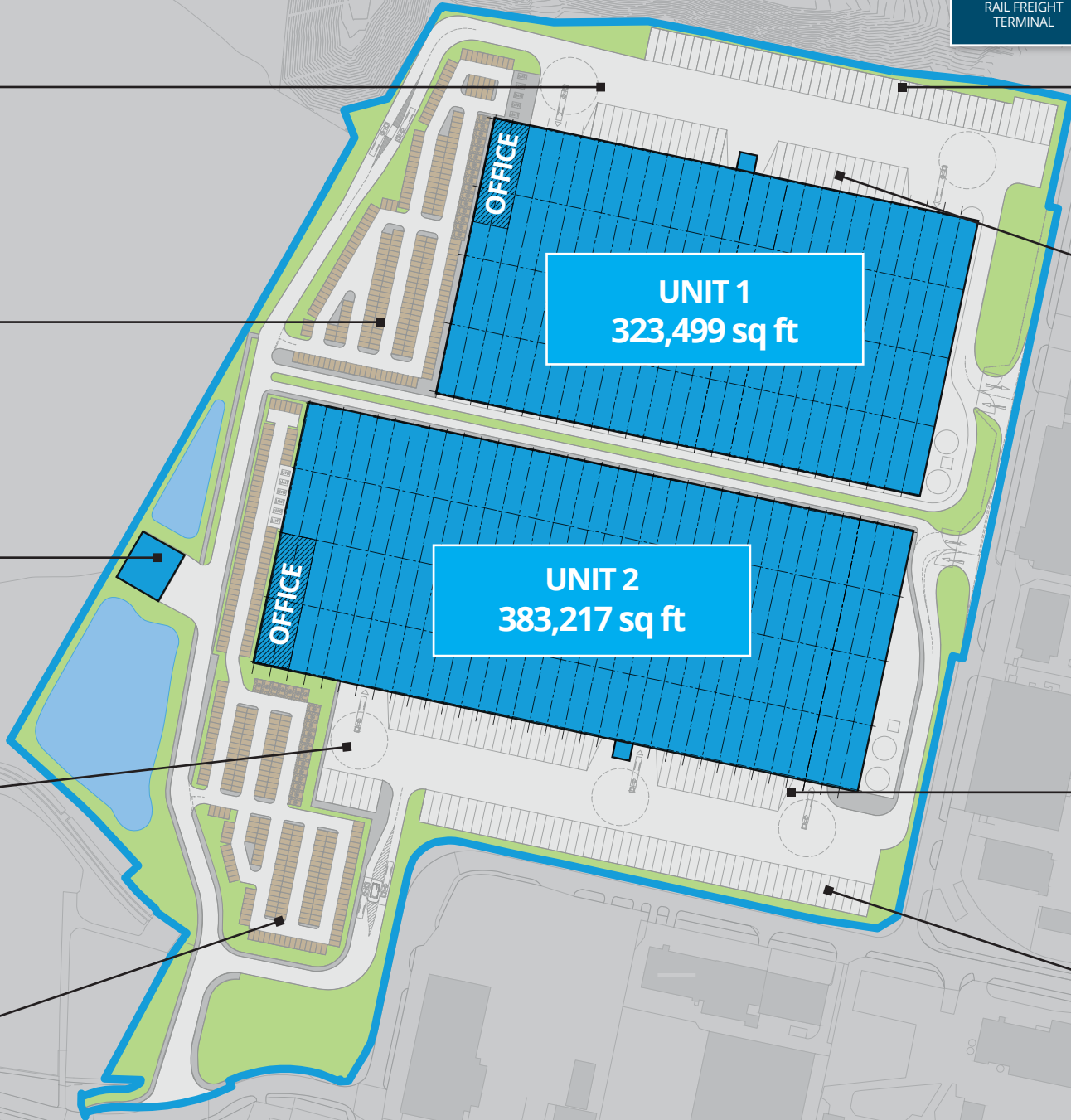
333
CAR SPACES

42
TRAILER SPACES

30
LOADING DOCKS

37
LOADING DOCKS

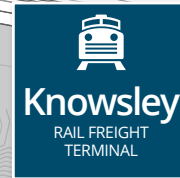
59
TRAILER SPACES



UNIT 1
323,499 sq ft

UNIT 2
383,217 sq ft

OPTION 2



20
LOADING
DOCKS

33
TRAILER
SPACES

8 MVA
POWER SUPPLY

20
LOADING
DOCKS

610
CAR SPACES

55m
SERVICE YARD

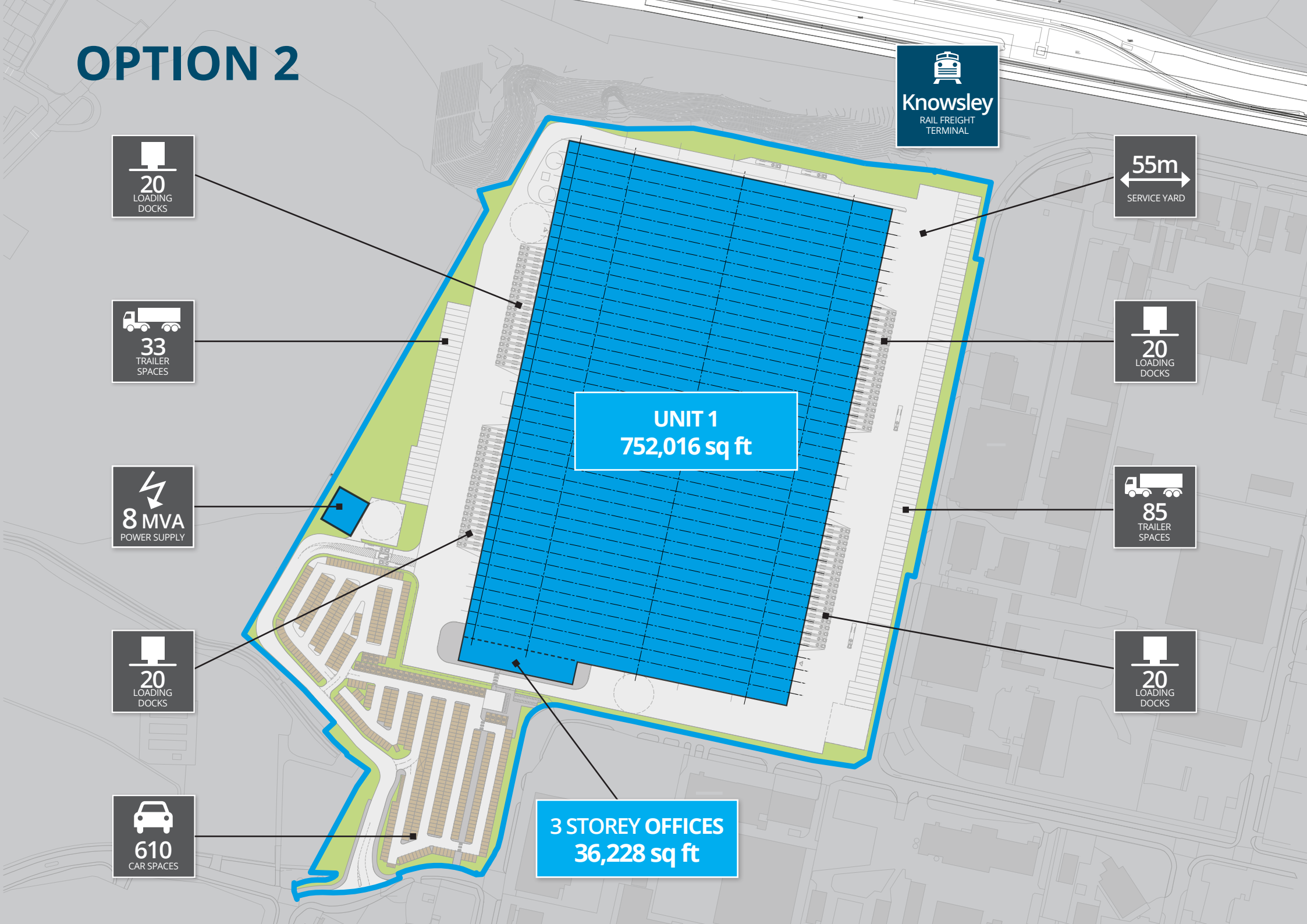
20
LOADING
DOCKS

85
TRAILER
SPACES

20
LOADING
DOCKS

UNIT 1
752,016 sq ft

3 STOREY OFFICES
36,228 sq ft



K800, KNOWSLEY BUSINESS PARK

K800 benefits from outline planning consent which permits **up to 800,000 sq ft of B2/B8 development** with ancillary offices.

The site sits within the well-established Knowsley Business Park which has seen a number of high profile occupiers position themselves here to benefit from the excellent transport infrastructure. Nearby occupiers include Matalan; TJ Morris/Home Bargains; QVC Shopping Channel; News International; Dairy Crest; Vertex; Movianto.

- Easy access to the entire national motorway network
- M57, Junction 4 & 5 and the A580 East Lancs Road intersection within 2 miles of the site, providing access to the M6
- M62 is 10 miles to the south, M58 motorway is 6 miles to the north
- Rail freight terminal adjacent to the site
- Only 10.5 miles away from Liverpool2, a new £400m deep sea container terminal

KEY BENEFITS

- 37-acre serviced site
- 100,000 – 800,000 sq ft factory/warehouse in a cross dock configuration
- Power availability up to 8 MVA
- Gas availability up to 25 MW thermal power
- Consent up to 21m height
- Rail freight terminal adjacent
- 24/7 use

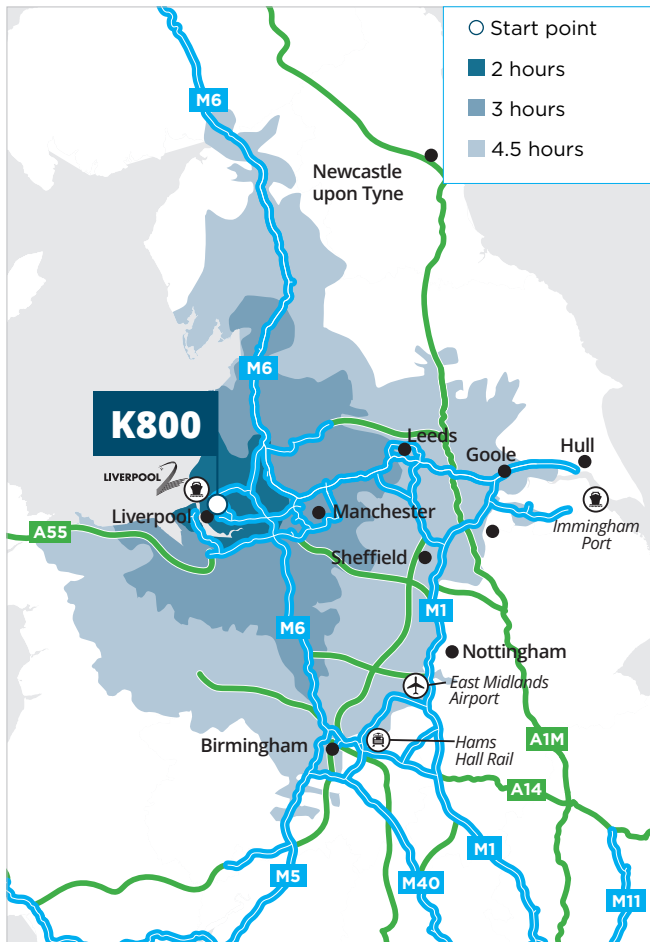


ABOUT PLP

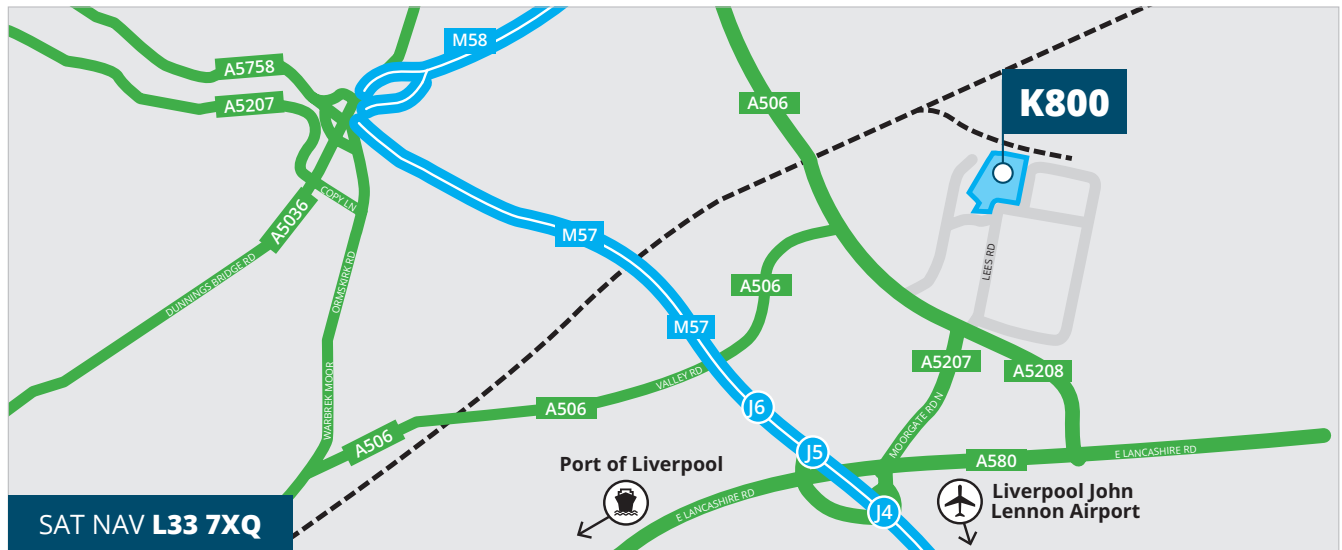
PLP is a specialist UK logistics and industrial property business who develops, manages and owns prime-grade UK logistics and industrial properties across the UK.

The business has expertise across all key capabilities including acquisitions and sourcing, development, leasing and asset management.

For this particular project there is a full design team in place which ensures that PLP are well positioned to quickly respond to requirements and provide occupiers with leasehold proposals within short time frames.



Source: www.drivetimemaps.co.uk



HGV DRIVE TIMES FROM K800

PORTS	miles	hrs/mins
Liverpool Docks	10.5	0:32
Liverpool John Lennon Airport	15.5	0:37
Manchester Airport	33	1:60
Hams Hall Railhead	97	2:50
East Midlands Airport	98	3:02
Immingham Port	140	4:11
London Heathrow Airport	205	5:46

HGV Drive time To K800	miles	hrs/mins
Liverpool	13.5	0:33
Chester	31.8	1:10
Manchester	31.6	1:12
Birmingham	94.7	2:55
Leeds	65.3	2:11
Newcastle	170	5:07
London	214	6:47



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