IEQT EXETER-

New Modern Industrial / Warehouse Unit To Let

119,941 sq ft

Available Now

Acornfield Road,
Liverpool, L33 7UF



KNOWSLEYII

A WELL ESTABLISHED **DISTRIBUTION HUB**

ACCOMMODATION



2 Level access doors The property is situated in Knowsley, Merseyside, approximately 12 miles northeast of Liverpool, 34 miles west of Manchester, and 18 miles south of Preston.

This modern industrial unit, extends to a total floor area of 119,941 sq ft and boasts an impressive specification designed to support high-efficiency logistics and industrial operations:



180 Car parking spaces



12.5m Eaves height



10 Dock level loading doors



500 kVa Power supply



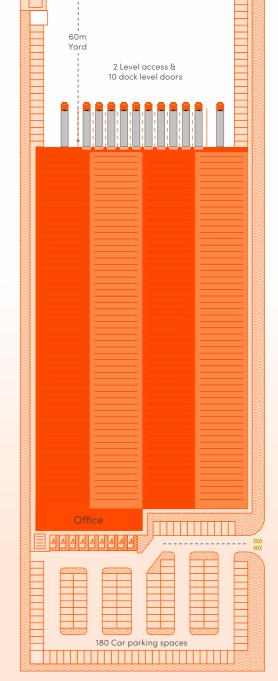
Two storey offices



depth



EPC available on request





Knowsley III	SQ FT	SQ M
Warehouse	108,726	10,101.0
Two Storey Hub Offices	1,968	182.8
Total (GIA)	119,941	11,142.8



4 KNOWSLEYIII











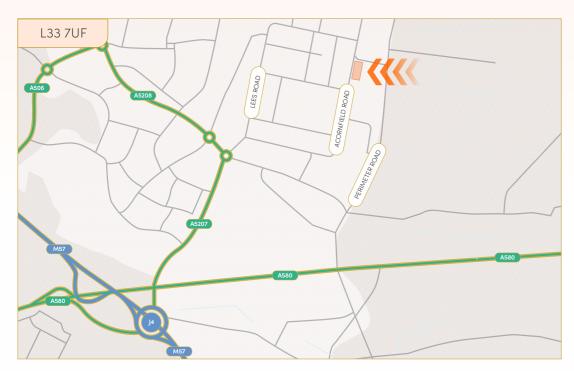


6 LOCATION

A LOCATION THAT DOES THE WORK FOR YOU

Knowsley is a key logistics hub with superb connectivity to the National Motorway Network and strategic proximity to major rail, port, and airport infrastructure.

The property is conveniently located near Moorgate Road at Knowsley Business Park, an established distribution area just 3 miles from the M57 Motorway (Junction 4) and 12 miles east of Liverpool city center, providing direct access to the Port of Liverpool. Additionally, its position offers swift access to the M62 and M6, enabling efficient distribution across the Northwest and beyond.





Travel Times



M57 Junction 4 3 miles / 8 mins



M6 Junction 23
11 miles / 20 mins



Liverpool 12 miles / 29 mins



Manchester
34 miles / 44 mins



Birmingham 98 miles / 1 hr 40 mins



Liverpool John Lennon 15 miles / 23 mins





Port of Liverpool 8 miles / 18 mins OVER 16% OF KNOWSLEY
POPULATION WORK IN
THE WHOLESALE & RETAIL
TRADE INDUSTRY

OVER 7% OF KNOWSLEY POPULATION WORK IN THE MANUFACTURING INDUSTRY



KNOWSLEYIII

KNOWSLEYIII

DTRE

Andrew Lynn andrew.lynn@dtre.com

+44 (0) 7795 107 469

Robert Kos

rob.kos@dtre.com +44 (0) 7709 846 930



Jonathan Atherton jatherton@savills.com +44 (0) 7778 050 197 IEQT EXETER

Paul Chatterjee
paul.chatterjee@eqtexeter.com
+44 (0) 7834 001 600