

Prime Logistics / Manufacturing Unit

442,556 sq ft (41,114 sq m)

Available QX 2025

Moorgate Road, South, Liverpool, L33 7RX



A WELL ESTABLISHED DISTRIBUTION HUB

Deacon Park 443 boasts excellent road links, situated off the M57 with easy access to the M62 and M6, ensuring seamless connections to Liverpool, Manchester, and the wider North West. The nearby A580 (East Lancashire Road) further enhances its connectivity, making it ideal for regional and national distribution.



15m Clear height



3 Level access doors



32 Dock level doors



8 Euro dock level doors



50M Yard depth



Floor loading up to 50 KN/M²



Fully secure site & gatehouse



385 Car & 65 HGV parking spaces



PV panels



EV parking spaces

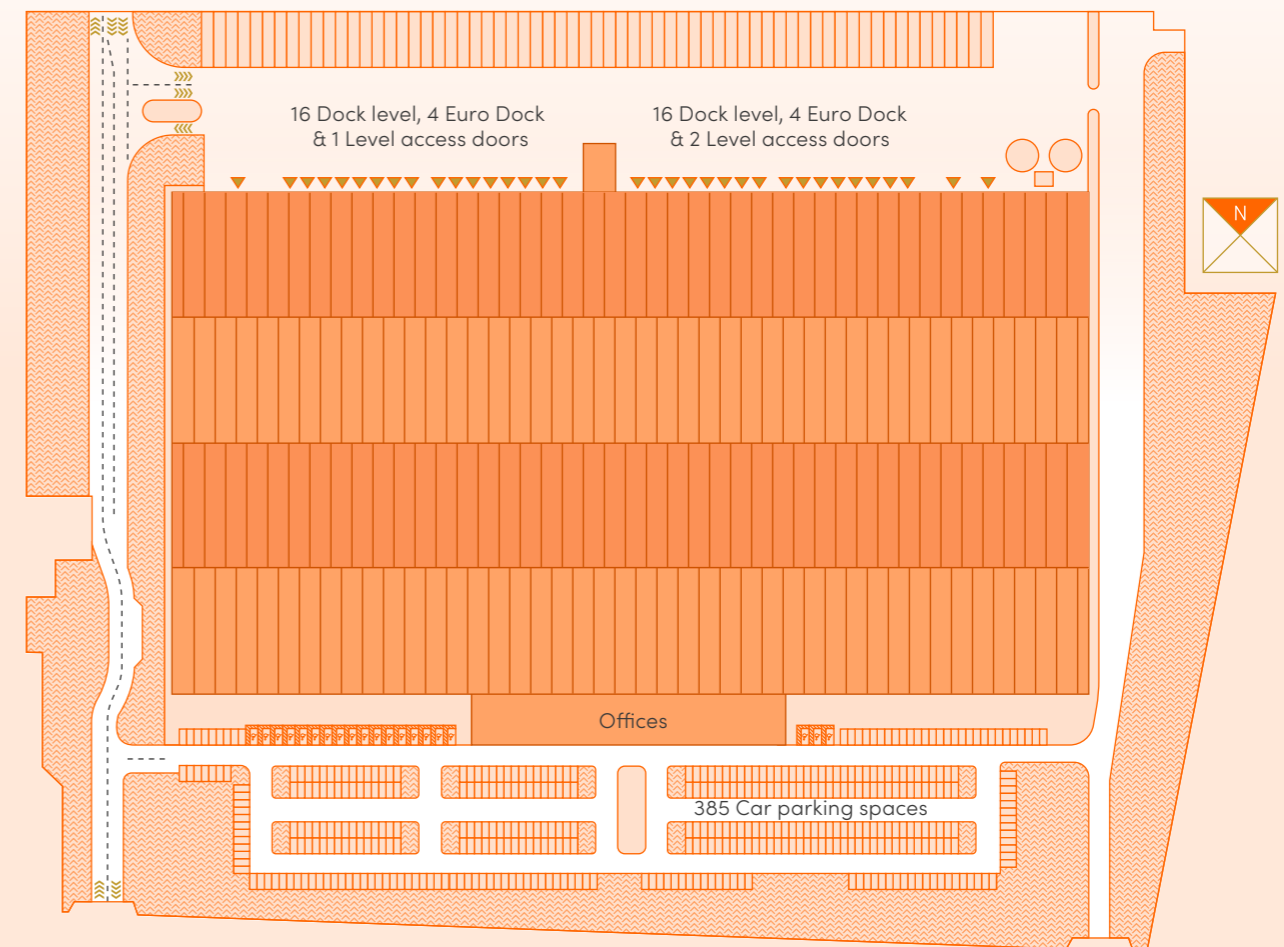


BREEAM 'Very good'



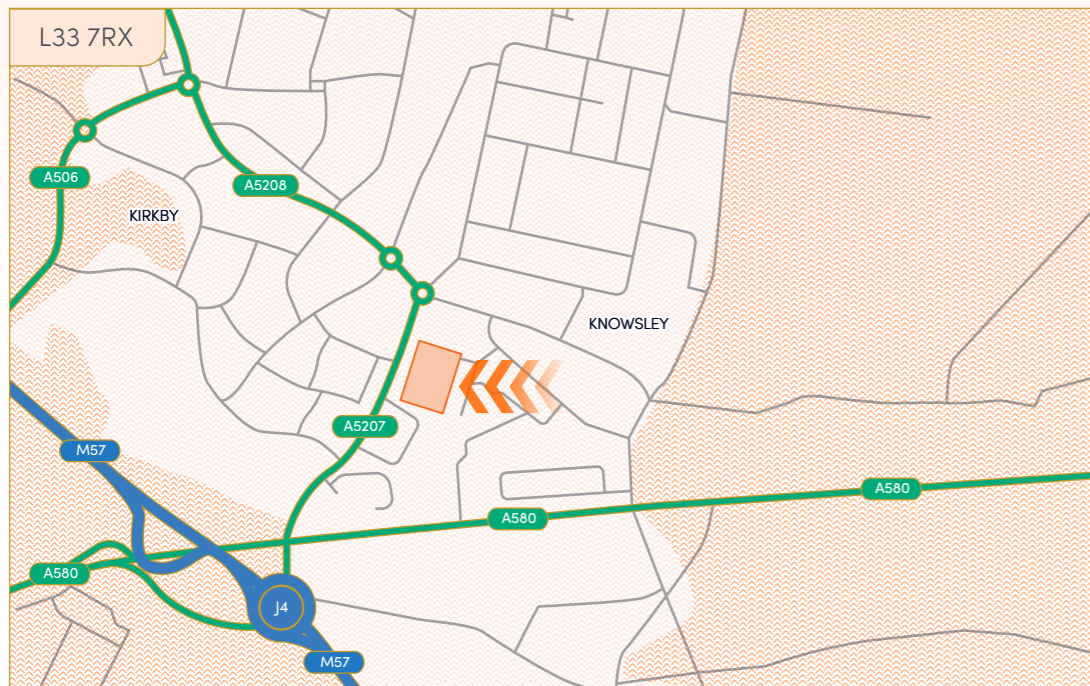
EPC rated A

Deacon Park 443	SQ FT	SQ M
Warehouse	417,769	38,813
Offices	24,487	2,275
Gatehouse	300	28
Total	442,556	41,114



A LOCATION THAT DOES THE WORK FOR YOU

The South Liverpool employment area is already home to some of the regions key employers such as JLR, B&M Stores, Tesco and has Liverpool John Lennon Airport on its doorstep. The region benefits from excellent proximity to growing markets, a rising population of over 7 million people and 80% of the U.K. population within 4-5 hours' drive time.



Travel Times



M57 Junction 4
0.5 miles / 3 mins



M6 Junction 23
9 miles / 16 mins



Liverpool
8 miles / 25 mins



Manchester
32 miles / 44 mins



Birmingham
95 miles / 1 hr 35 mins



Liverpool John Lennon
13 miles / 19 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**



OVER 3,500 OF KNOWSLEY POPULATION ARE **UNEMPLOYED AND LOOKING FOR WORK**

KNOWSLEYS AVERAGE **SALARY** IS **8.9% LOWER** THAN THE **UK AVERAGE**



DEACON PARK 443

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