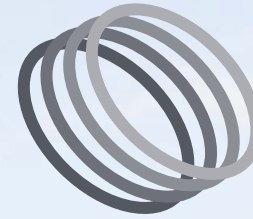




**DETAILED  
PLANNING  
CONSENT  
OBTAINED**



# ACADEMY BUSINESS PARK

LEES ROAD KNOWSLEY LIVERPOOL L33 7SA



**WAREHOUSES / INDUSTRIAL UNITS - TO LET**

**110,000 sqft** warehouses/industrial units

# DESCRIPTION

A new warehouse/industrial development at Academy Business Park. The scheme is for two brand new 110,000 sq ft warehouse/industrial units speculatively-built and located on one of the main thoroughfares in the heart of Knowsley Industrial Park which is home to over 600 businesses.



# SPECIFICATION

## Offices

- 2 storey office/amenities block
- Raised access floor at first floor
- Double glazing curtain walls & windows
- LG3 lighting
- Male and female disabled toilets and kitchen
- Gas-fired central heating
- Suspended ceilings
- Carpet tiles to first floor

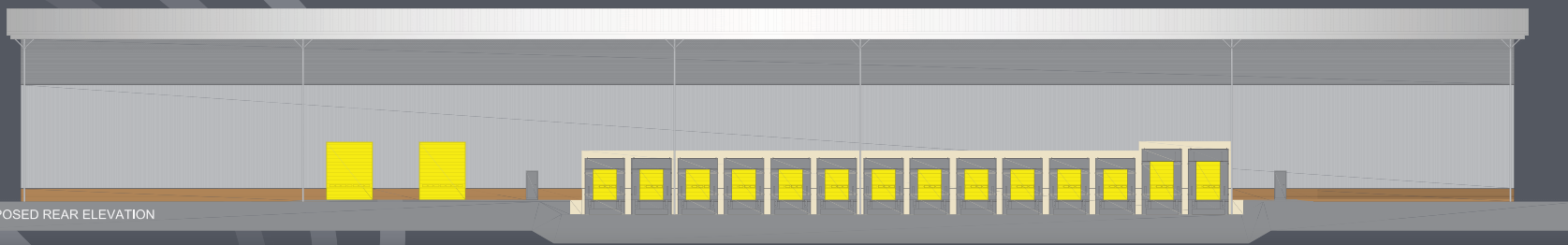
## Warehouse

- 15 metres eaves height
- 12 dock levellers, 2 high loading dock levellers and 2 level loading doors
- 50 KNm2 floor loading
- 10% translucent roof lights

## External

- Fully secure site
- Separate car park
- HGV trailer parking space
- External lighting
- 55 metre deep concrete service yard

PROPOSED REAR ELEVATION







## FLOOR AREA

Warehouse	100,000 sq ft	(9,290 sq m)
Ground floor offices/amenities	5,000 sq ft	(464.5 sq m)
First floor offices	5,000 sq ft	(464.5 sq m)

**TOTAL** 110,000 sq ft (10,219sq m)

## TERMS

The premises are available on a new lease to be agreed

THE  
**ACADEMY**  
LIVERPOOL FOOTBALL CLUB

**M**  
MORRISONS

*David Lloyd*

**ACADEMY**  
BUSINESS PARK

To Kirkby and  
M58 (junction 1)

COUNTY ROAD  
A5208

To A580/East Lancashire Road  
and M57 (junctions 4 and 5)

A5208 SOUTH BOUNDARY ROAD





## APPROXIMATE DISTANCES TRAVELLING BY ROAD

Liverpool Euro Rail Terminal (Seaforth)	7 miles
Liverpool Freeport Terminal (Bootle)	7 miles
Liverpool Ferry Terminals (Princes Parade)	8 miles
Liverpool City Centre	9 miles
Liverpool John Lennon Airport	15 miles
Warrington	19 miles
Manchester City Centre	33 miles
Manchester Airport	36 miles
Chester	36 miles
Cardiff	201 miles
Glasgow	212 miles
London	212 miles



For further information contact: Dennis Dwyer

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