



# TITAN

KNOWSLEY



## TO LET

### SUBSTANTIAL INDUSTRIAL/DISTRIBUTION FACILITY

- Undergoing extensive refurbishment
- 100,000 to 454,302 sq ft
- On a site of 28.5 acres, offering 360° circulation
- On J4/J5 of M57 motorway
- Strategically located between Port of Liverpool and M6 motorway



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## DESCRIPTION

Titan, Knowsley is a substantial industrial/ manufacturing premises that is undergoing a complete refurbishment including a new roof, floors, modern cladding, lighting throughout the warehouse and electric loading doors.

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

## SPECIFICATION

- High visibility from major highway A580 East Lancashire Road
- Two HGV/car access points onto public highways
- 24/7 manned security with access control barriers and site wide CCTV
- 400 car and cycle parking
- 30,200 sq m new concrete HGV yards, 40 kn/m<sup>2</sup> loading capacity, 52 metres deep
- 200 HGV trailer spaces
- 20 No level loading doors
- 20 dock loading doors and 5t levellers
- New roof with high specification insulated profiled cladding and 20% rooflights
- External elevations to be re-clad with high specification insulated profiled and contemporary flat cladding
- Internal floors 50kn loading and painted two pack epoxy system
- Warehouse height - 9.2m to underside of haunch, 12m to underside of steel
- Steel framed with 27 m clear spans
- High specification warehouse lighting provided throughout to 200 lux at ground floor level
- Bespoke high specification offices tailored to tenant needs with dedicated car parking
- Power - 6Mva (6,000Kva) availability
- Gas - Substantial industrial production loads available
- Water - 100mm distribution mains on site
- Disabled accessibility to all working areas





## TENURE

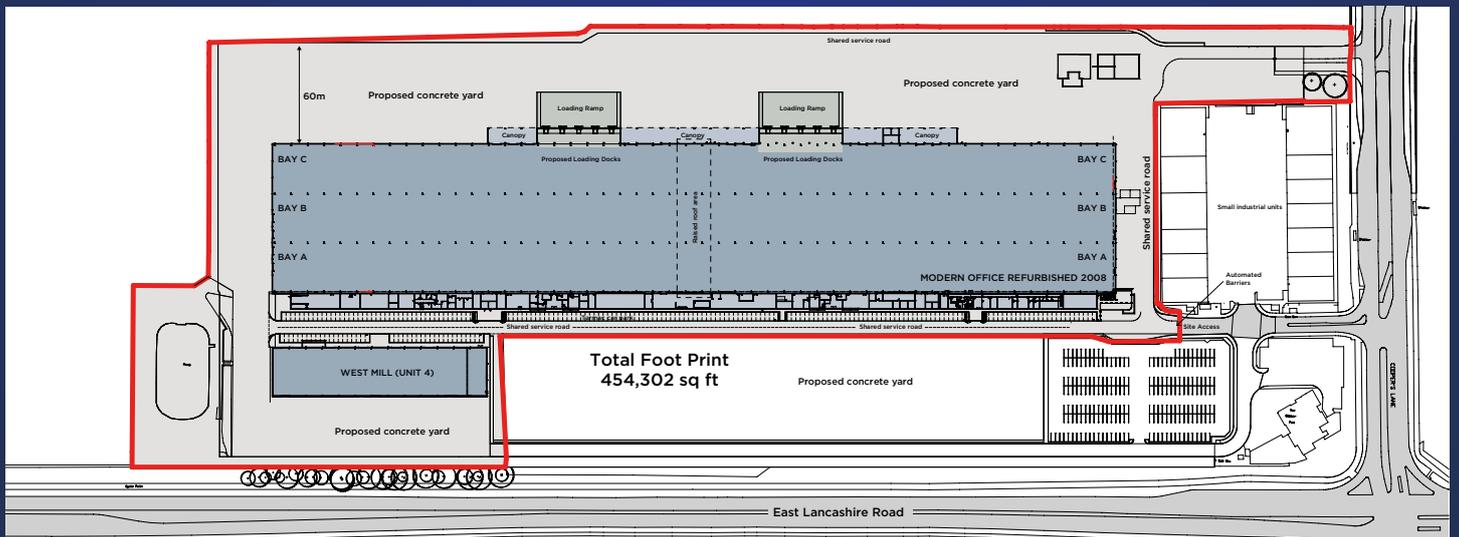
The accommodation is available to let on the basis of new full repairing and insuring leases on terms to be agreed

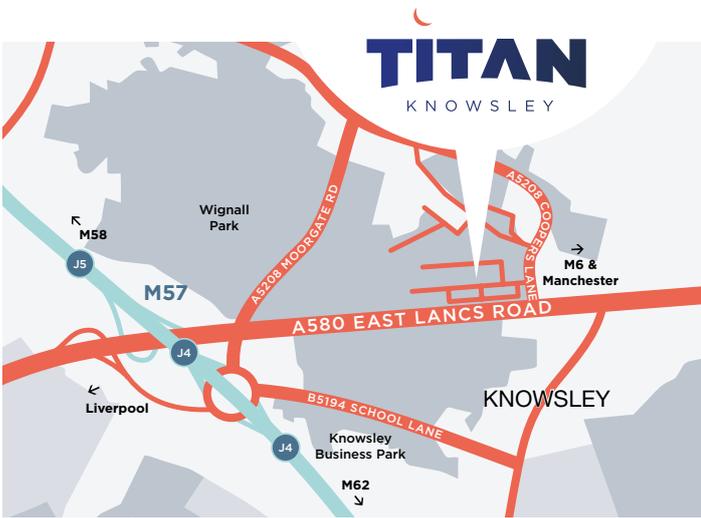
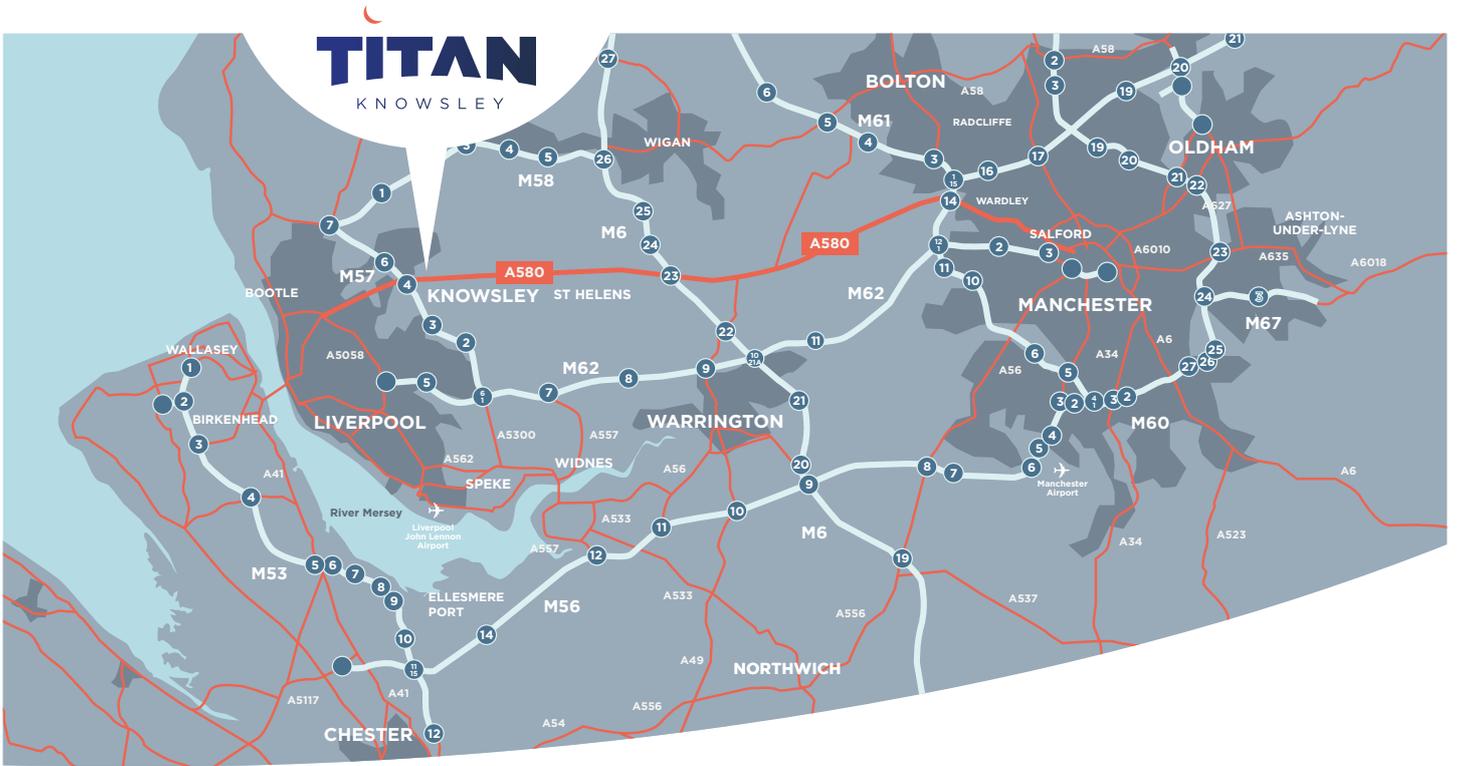
## RATES

Rates will be re-assessed following sub-division.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the progression of legal documentation.





## LOCATION

The property is situated within Knowsley Industrial Park, an established and successful industrial area and close to the intersection of the A580 East Lancashire Road and Coopers Lane.

The property is located within approximately 8 miles of Liverpool Docks and enjoys speedy access to the national motorway network via the A580 which intersects with J4 of the M57 (approximately 0.25 miles) and J26 of the M6 (approximately 10 miles).

Occupiers in the vicinity include household names such as QVC, Matalan, Amazon, News Printers and Dairy Crest.

| HGV Distances                 | Miles | Minutes  |
|-------------------------------|-------|----------|
| Liverpool Docks               | 10.5  | 32       |
| Liverpool John Lennon Airport | 15.5  | 37       |
| Manchester Airport            | 33    | 1 hr 06  |
| Hams Hall Railhead            | 97    | 2 hrs 50 |
| East Midlands Airport         | 98    | 3 hrs 02 |
| Immingham Port                | 140   | 4 hrs 11 |
| London Heathrow Airport       | 205   | 5hrs 46  |

## FURTHER INFORMATION

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