



New 45,000 sq ft store
opening Q1 2019



TO LET

New 130,000 sq ft
Town Centre Retail Park
Anchored by
Morrisons



Knowsley Cross

RETAIL PARK, KIRKBY

L32 8RD

Knowsley Cross

RETAIL PARK, KIRKBY



Site Plan- Key

- Retail/Leisure Units
- Food Store
- Drive Thru Units
- Morrisons Petrol Station

Unit	Building Type	sq ft	sq m
1	Food Store	45,531	4,230
2	Retail Unit	13,401	1,245
3	Retail Unit	10,764	1,000
4	Retail Unit	10,893	1,012
5	Retail Unit	10,280	955
6	Retail Unit	10,764	1,000
7	Retail Unit	10,624	987
8	Retail Unit	3,627	337
9	Retail Unit	3,875	360
10	Retail Unit	840	78
11	Retail Unit	807	75
12	Retail Unit	807	75
13	Retail Unit	840	78
14	Drive-Thru	3,283	305
15	Drive-Thru	1,851	172

The Plans

- ◆ Modern retail warehouse units ranging in size to suit occupier requirements and with the capability to install mezzanine floors.
- ◆ Immediate adjacency to the Morrisons food store and frontage to the new surface level car park with capacity for over 450 vehicles.
- ◆ Two new drive thru restaurants, alongside the existing McDonald's.
- ◆ A new pedestrian walkway will link the new development, the multi-storey car park (to be refitted) and the existing 400,000 sq ft town centre.

The Development

Knowsley Cross Retail Park will provide the first large foodstore and modern retail warehouse accommodation in Kirkby, to serve a resident population of 40,000+ and the large employment area of Knowsley Business Park.

The development will be anchored by a new Morrisons of over 45,000 sq ft with petrol filling station. This is the only "big-four" food store deal to have exchanged in the north of England in 2017, demonstrating the attractiveness of the location to operators.

Knowsley Cross Retail Park is a project by St. Modwen, the UK's leading regeneration specialist.

Anchored by:



130,000 sq ft
of new accommodation



Kirkby Town Centre currently comprises over **400,000 sq ft** of floor space



Cinema-anchored leisure redevelopment scheme proposed



10 minute drive time catchment of **110,000**



40,000+ Population



600 businesses employing **10,000+** workers at Knowsley Business Park

Town Centre Occupiers:

NEW LOOK PEACOCKS O₂ Specsavers Superdrug

l.m. home bargains poundworld

COSTA COFFEE GREGGS SUBWAY

Other notable occupiers in Kirkby include:

barclaycard

David Lloyd CLUBS L.F.C.



M57

J6

Liverpool City Centre

Future Major Residential Development Area

Potential New Cinema Anchored Leisure Development

Knowsley Business Park

Knowsley Cross
RETAIL PARK, KIRKBY

Kirkby Town Centre

A5208 County Road



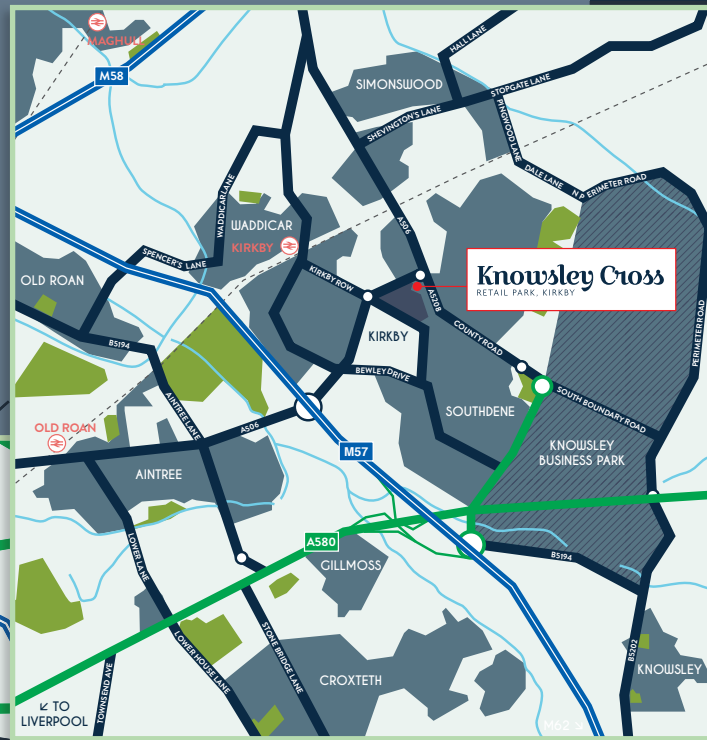
A506 Hall Lane



Location

The proposed development will be situated adjacent to Kirkby Town Centre in a highly prominent location, at the junction of the A5208 County Road and A506 Hall Lane with vehicular access via Irlam Drive.

Kirkby is located 6 miles north east of Liverpool and approximately 29 miles west of Manchester. It is accessed via junctions 5 and 6 of the M57 motorway.



L32 8RD



Terms

Details available upon request.

Planning

Open A1 non-food.

Contact Details

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