

TO LET / MAY SELL

SUPERB NEW BUILD DISTRIBUTION / PRODUCTION FACILITY

217,765 SQ FT

(20,230.50 SQ M)

ON 11 ACRES

(2.83 HA)

VENUS 217

MOORGATE ROAD, KNOWSLEY L33 7XL J4/5 M57



AVAILABLE FOR IMMEDIATE OCCUPATION

venus217knowsley.co.uk

ENTER →

VENUS 217

DESCRIPTION

VENUS 217 is a new distribution / production facility located on one of the main thoroughfares in the heart of Knowsley Industrial Park which is home to over 600 businesses.

The building has been finished to the highest quality and is available for immediate occupation.



EXTERIOR AND YARD





FLOOR AREAS

Warehouse	201,925 sq ft	18,759 sq m
Ground Floor Reception / Amenity	1,672 sq ft	155.30 sq m
Ground Floor Office / Amenity Shell Area	3,608 sq ft	335.20 sq m
First Floor Office	5,280 sq ft	490.50 sq m
Second Floor Office Shell	5,280 sq ft	490.50 sq m
TOTAL	217,765 sq ft	20,230.50 sq m

SPECIFICATION

WAREHOUSE

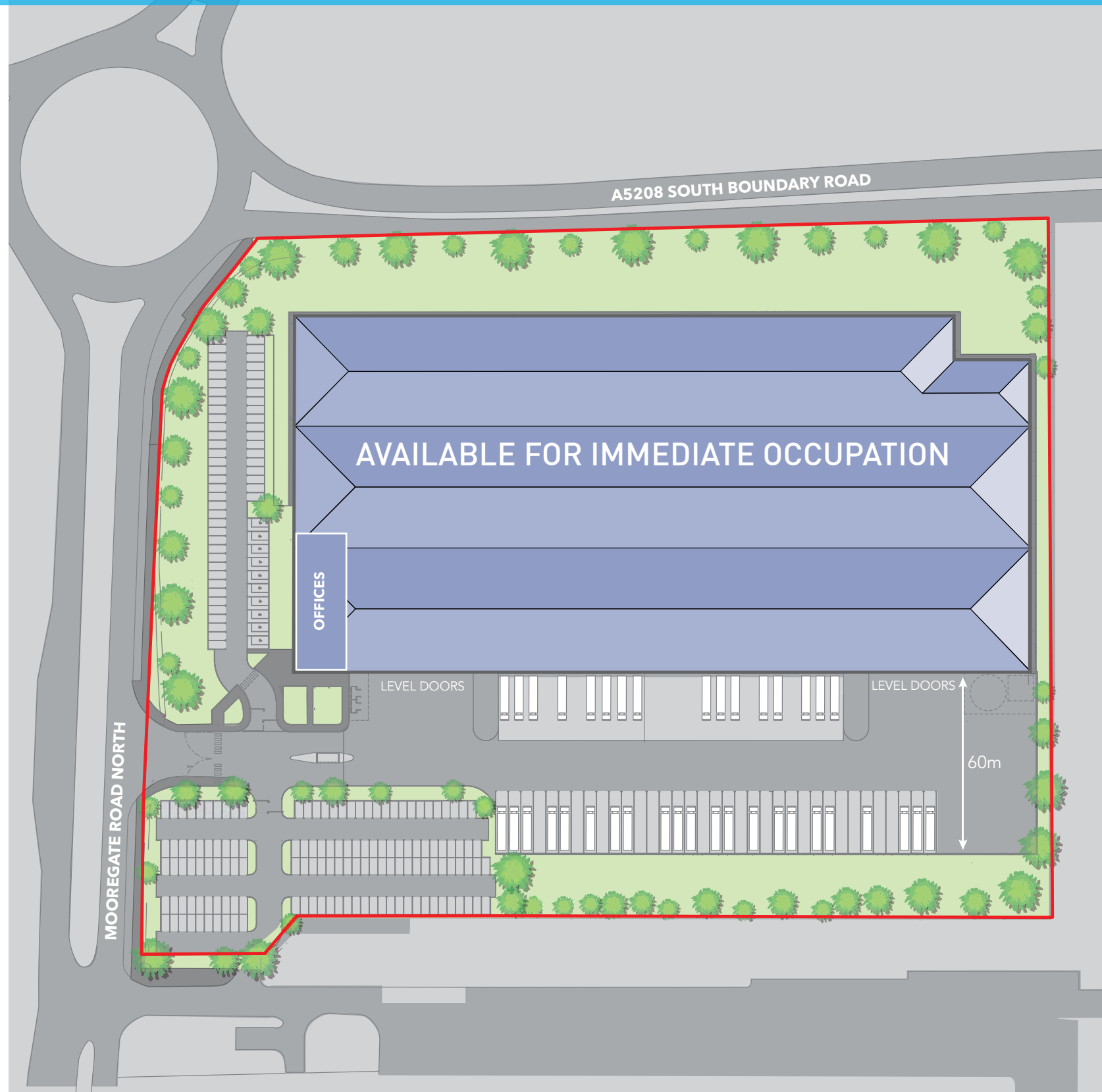
- Designed for cross docking
- 15 metres clear height
- 20 dock and 2 level loading doors
- 50 KNm² floor
- 750 kVA electrical supply
- Gas supply: 50mm pipe 500Kw SQH
- Wide aisle racking 37,044 pallets
- Narrow aisle racking 50,382 pallets
- 20% Roof Lights

OFFICES

- First floor offices provided - capable of expansion at ground and second floor
- Raised access floor
- Fully double glazed
- LG3 lighting
- Male and female toilets
- Central heating
- Mechanical ventilation in toilets
- Option for air conditioning/comfort cooling
- 8 person passenger lift

EXTERNAL

- 60m yard depth
- Fully secure site with ability to provide gatehouse entry point
- Fully fenced perimeter
- 172 car parking spaces
- Extensive lorry parking
- 11 Acre site / 44% site coverage



NARROW AISLE 50,382 PALLETS

POSSIBLE DISPATCH OFFICE

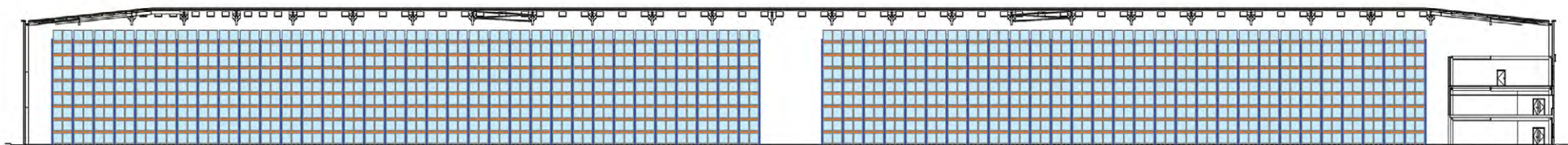
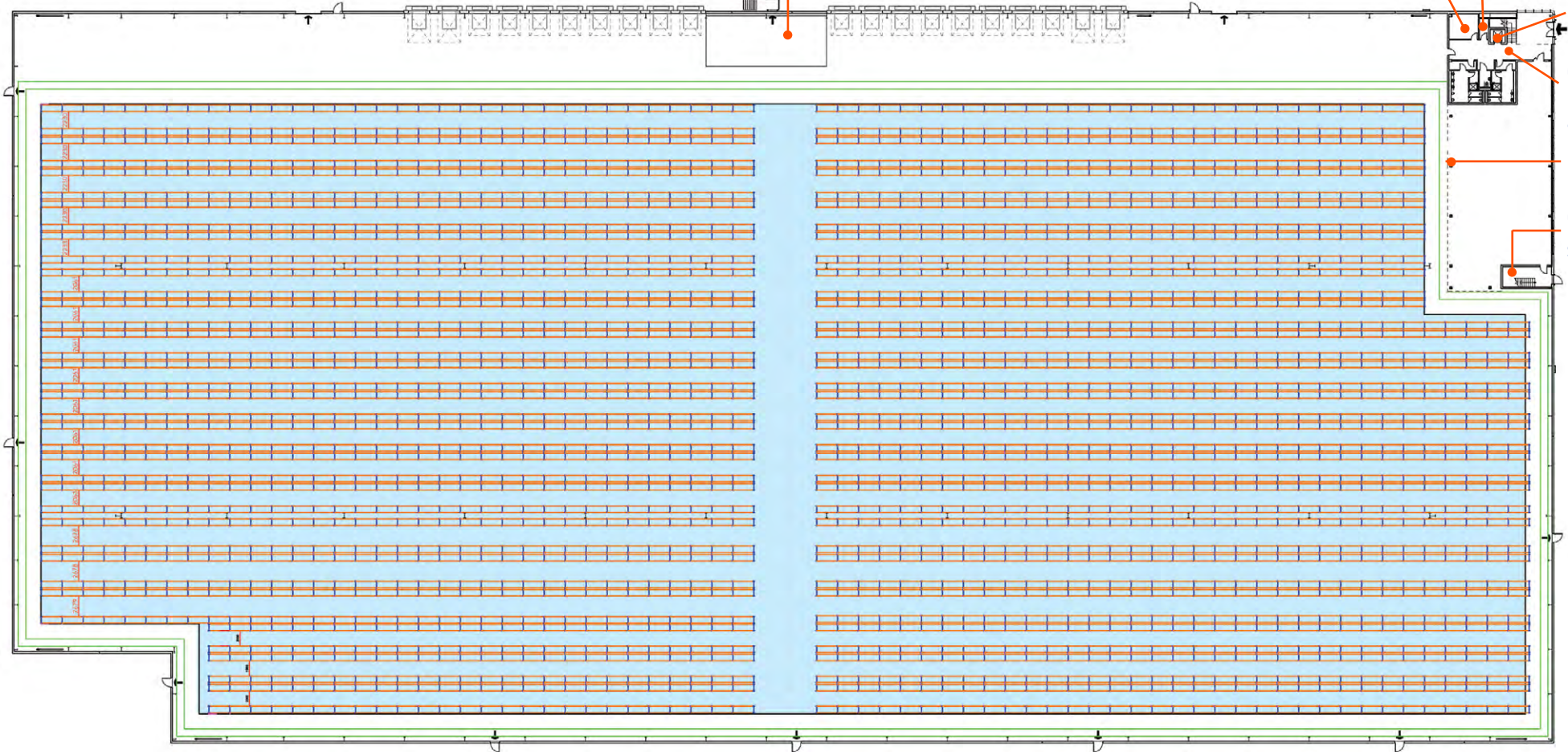
GF03 PLANT ROOM 12.78 M²
GF05 CL STORE 3.29 M²

GF02 LIFT 3.5 M²

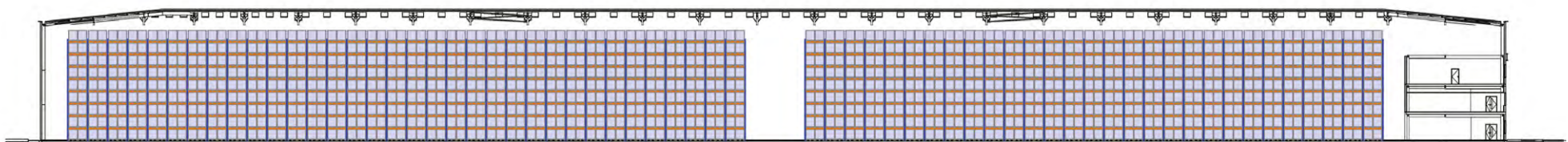
GF01 ENTRANCE LOBBY 62.75 M²

FIRST FLOOR PROJECTION

GF04 ESCAPE STAIR 17.54 M²



WIDE AISLE 37,044 PALLETS





Liverpool City Centre

LIVERPOOL 2

M57

J4

M57

Southport/M58 →

← Liverpool/A5300/M62

Holiday Inn Express



home bargains



Moorgate Road North

VENUS217

A580 East Lancashire Road

SugaRich

CAPITA

← Manchester/M6

movianto



amazon

makro

Hornhouse Lane



A5208 South Boundary Rd

Hornhouse Lane



Perimeter Rd

A5208 South Boundary Rd

Perimeter Rd



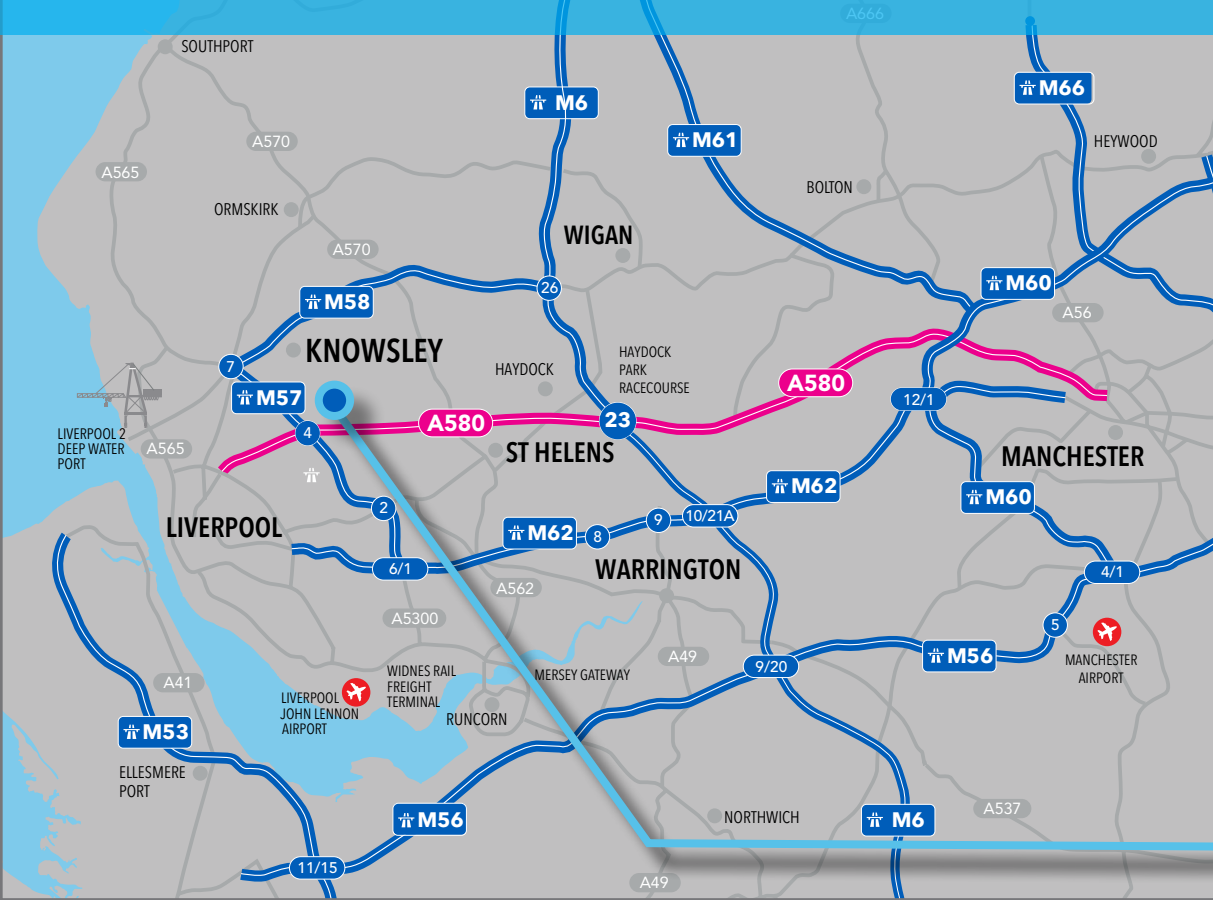
TERMS

The premises are available on a new lease to be agreed or consideration may be given to a sale.

EPC

An Energy Performance Certificate is available upon request.

A Development by
Flintrock



DRIVE TIMES

	Distance miles	Time mins
Knowsley Freight Terminal	0.5	2
Liverpool 2 Deep Water Port	8	15
M6 J23	10	12
Liverpool John Lennon Airport	15	28
Manchester and Airport	26	48
Leeds	53	78
Birmingham	95	121
Hull	125.8	136
Glasgow	214	206
London	215.2	238

Source: www.theaa.com

LOCATION

Venus 217 is located on the Knowsley Industrial and Business Park. The location is well connected to the region and national motorway network. It sits 10 miles north east of Liverpool and 32 miles west of Manchester.

The A580/M57 (J4/5) intersection is within a mile, the M62 is 12 miles to the south and the M58 is six miles to the north, both of which link to the M6 and national motorway network. The A580 also provides direct access to J23 of the M6.



FURTHER INFORMATION

Please contact the sole letting agent Jon Thorne at B8 Real Estate. jon@b8re.com

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