

Under Refurbishment Available Q1 2026

FOR SALE / TO LET

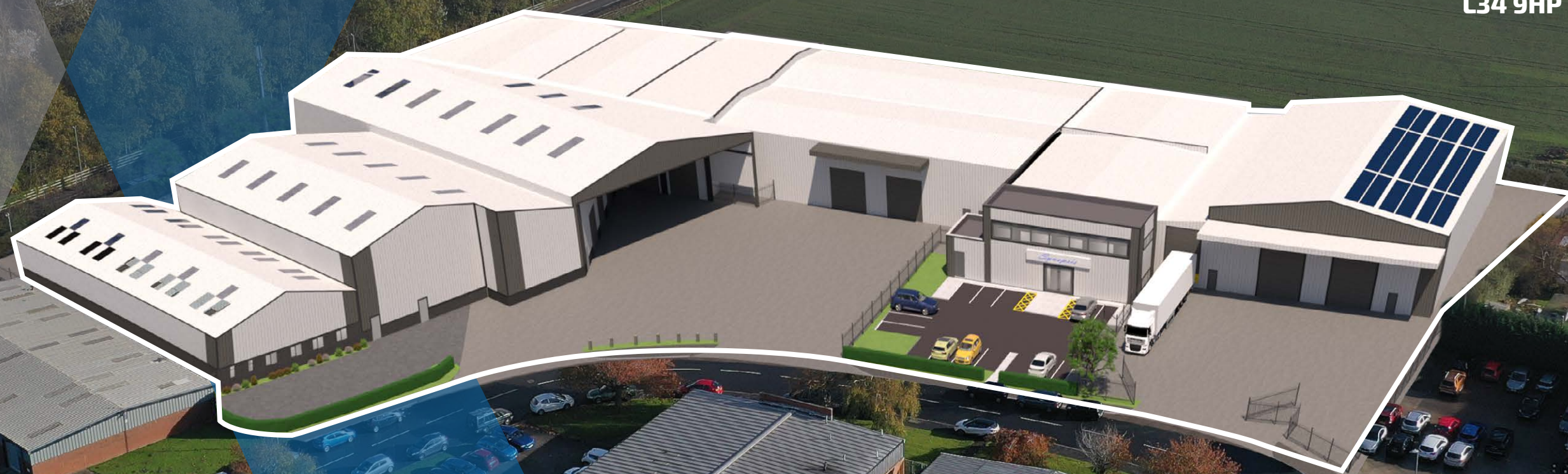
MODERN WAREHOUSE FACILITY

21,806 - 73,882 Sq Ft on a site of 3.1 acres

› Part Chilled / Ambient

FLEX
KNOWSLEY

Caddick Road
Knowsley Business Park
L34 9HP



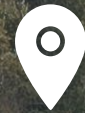
The site

The property comprises 73,882 sq ft (6,864 sq m) of Warehouse & offices on a secure, self-contained, site with parking and yard areas.

The property can be sub-divided to provide units from 21,806 - 73,882 Sq Ft.

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Strategic Location

Providing fast access to M57/M58 & M6 Plus Liverpool/Docks, Manchester & The Regional Airports

FLEX

KNOWSLEY

L34 9HP



Knowsley Business Park is one of the largest industrial parks in Europe at almost 1,200 acres (485 ha), being home to almost 600 companies and major occupiers located at Knowsley include:



Location

Knowsley Business Park is based either side of the A580 East Lancashire Road which provides direct access to Junction 4 of M57 and Junction 23 of the M6 and connects Liverpool Centre to the west with Manchester City Centre to the east. The M57 also connects to the M58 to the north and M62 to the south.

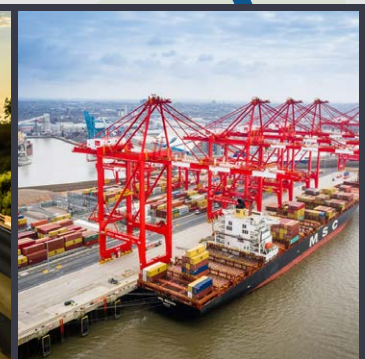
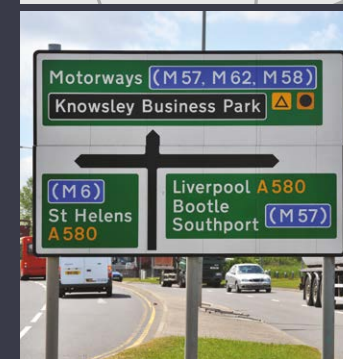
The property is located on the southern side of the East Lancashire Road (A580) and is accessed off School Lane, which has direct access from Junction 4 of the M57.



FLEX KNOWSLEY

L34 9HP

Knowsley Business Park is one of the largest industrial parks in Europe at almost 1,200 acres (485 ha) the park is home to almost 600 companies. Major occupiers include B&M, QVC, Matalan, Amazon, Makro, DHL, Home Bargains and Liverpool FC.



FLEX KNOWSLEY

Drive Times

A580
East Lancs
2 mins

M57
Junction 4
3 mins

M58
8 mins

M6
Junction 23
15 mins

Liverpool Docks
18 mins

Liverpool John
Lennon Airport
25 mins

Manchester Airport
40 mins

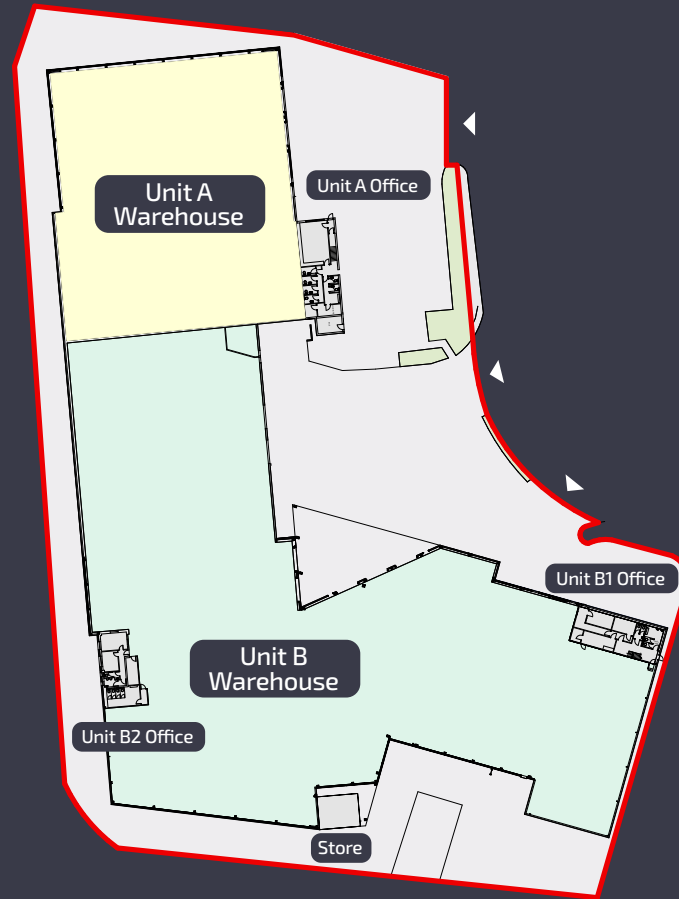


Accommodation

UNIT	SPACE	SQ FT	SQ M
A	Warehouse	19,482	1,810
	Office	2,324	216
	Total	21,806	2,026
B	Warehouse	49,395	4,589
	Office	2,681	249
	Store	420	39
	Total	52,076	4,838
COMBINED TOTAL A & B		73,882	6,864

Availability

Units are available from 21,806 to 73,882 Sq Ft to suit an occupier's requirements.



Eaves height up to 7.4m



9 loading doors



2no. mains incoming power supplies with 250kVA & 217kVA capacities



A mix of fluorescent, LED + low energy lighting



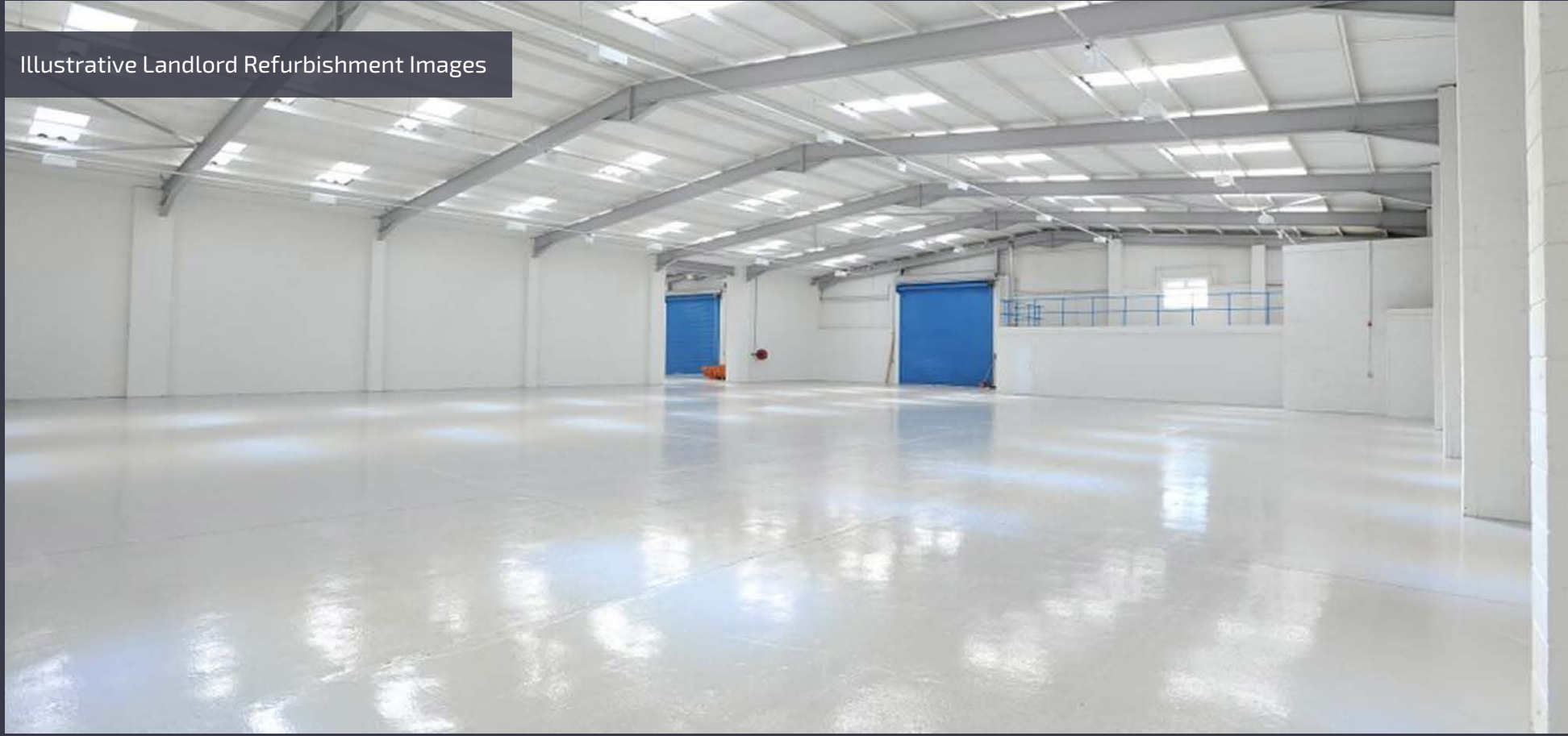
Photovoltaic (PV) roof panels (50kWp)



UNIT A



Illustrative Landlord Refurbishment Images



Further Information

Terms

The facility is available For Sale. Alternatively, consideration may be given to a new Lease.

Legal costs

Each party will be responsible for their own legal costs.

Rateable Value

Interested parties should make their own enquiries of the relevant local authority.

EPC

Energy Performance Certificates are available upon request.

VAT

Figures where quoted are exclusive of but may be liable to VAT at the prevailing rate.

Tenure

The property is held Freehold.

Money Laundering

A successful purchaser will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.



FLEX KNOWSLEY

L34 9HP

Contact

For further information please contact one of the joint agents;

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