



# DRACO

Perimeter Road  
Knowsley Industrial Park L33 3AP

**Manufacturing/  
Distribution  
Opportunities**

**Phase 1**

**25,000-150,000 sq ft**

**Build to suit**

**Freehold/Leasehold**

[www.dracoknowsley.co.uk](http://www.dracoknowsley.co.uk)



**barwood**  
Delivering *Real* Property Potential





## Make the switch

Draco extends to approximately 16 acres within the established Knowsley Industrial Park. Draco accommodates buildings ranging from 25,000 sq ft up to 150,000 sq ft. Units will be available on a Freehold or Leasehold basis.

## In good company...

Other occupiers within the immediate area include:



MATALAN

CAPITA

The location is further enhanced by its proximity to Potter Logistics' rail distribution centre which offers secure under cover offloading and full mechanical handling and storage facilities for cross docking, transhipment and intermodal operations.

## The wider region

The wider Merseyside region is currently undergoing extensive development at the Port of Liverpool to increase its capacity to accommodate up to 13,500 twenty foot equivalent unit (TEU) vessels (current capacity being approximately half this).

At present only Felixstowe and Southampton have the ability to accommodate vessels of this size. With construction works due to be completed in 2015 Liverpool will become the UK's most centrally located deep water container terminal. Draco is strategically located to satisfy both port and non-port related requirements.

## Draco specification

- Up to 18m clear internal height
- Self-contained secure site
- Minimum 50kNm<sup>2</sup> warehouse floor loading
- 15% roof lights
- Grade A office accommodation constructed to occupier requirements
- Landscaped surroundings

## Barwood projects

Barwood Developments have an outstanding track record in providing occupiers with manufacturing/distribution space built to suit individual requirements and tailored specifications.

Projects include Big Sam a 274,750 sq ft distribution warehouse in Wingates, Bolton. A 61,233 sq ft banana ripening facility let to Compagnie Fruitière UK Ltd (formerly Dole Fresh UK Ltd) in Wigan and an 18,000 sq ft unit let to Pure Gym in Widnes.



## Sustainability

**Draco** will be designed to achieve BREEAM 'Very Good' standards as a minimum. The design team can discuss the integration of renewable or low carbon technology. The building can be independently certified as carbon neutral on completion of the construction process.

### Sustainables

- Carbon neutral steel envelope
- 15% roof lights
- Minimised air leakage

## Benefits

- Buildings available for completion in 6 months following the completion of terms.



TESCO

BOLTON



PureGym

WIDNES



COMPAGNIE  
FRUITIERE

WIGAN

MOSS END WAY





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September 2014 Design - Alphabet Design 0151 707 1199 www.alphabet-design.co.uk



## Driving force

	Distance miles	Time mins
Knowsley Rail Freight Terminal	0.5	2
M57 J4	3.5	7
Liverpool City Centre	8	15
Seaforth Container Terminal	9	16
M6 J23	10	12
Liverpool John Lennon Airport	15	28
Manchester City Centre	26	48
Manchester Airport	29	42

Source: www.theaa.com

## The power of position

Draco is situated on North Perimeter Road, the main ring road to the west of the Industrial Park.

The site is within the well-established Knowsley Industrial Park, which is extremely well connected to the regional 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 3.5 miles, M62 is 12 miles to the south and the M58 at Switch Island is 6 miles to the north, both of which link to the M6. The A580 East Lancashire road also provides direct access to J23 of the M6 which in turn allows excellent access to the wider national motorway network.



[www.dracknowsley.co.uk](http://www.dracknowsley.co.uk)



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**KNOWSLEY**



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