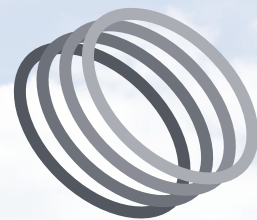


**PHASE 1
NOW
AVAILABLE
TO LET**



**ACADEMY
BUSINESS PARK**

LEES ROAD KNOWSLEY LIVERPOOL L33 7SA



WAREHOUSES / INDUSTRIAL UNITS - TO LET

110,000 sqft - New Build Warehouses/Industrial units



FLOOR AREA (PER BUILDING)

Warehouse area	100,000 sq ft	(9,290 sq m)
Ground floor offices/amenities	5,000 sq ft	(464.5 sq m)
First floor offices	5,000 sq ft	(464.5 sq m)

TOTAL 110,000 sq ft (10,219sq m)

TERMS

The premises are available on a new lease to be agreed

DESCRIPTION

Academy Business Park is a new build industrial and warehousing development in the heart of Knowsley Industrial Park. The area is home to over 600 businesses and benefits from easy access to the East Lancashire Road (A580), M57 and the wider motorway network.

The new park is ideal for a range of businesses and provides two 110,000 sq.ft units with 15 metre eaves height, with a combination of dock level and level loading options and separate HGV trailer parking and staff car parking.

The first phase of the development, building 1 is now complete to shell condition and we welcome expressions of interest from prospective end users.

SPECIFICATION

Warehouse

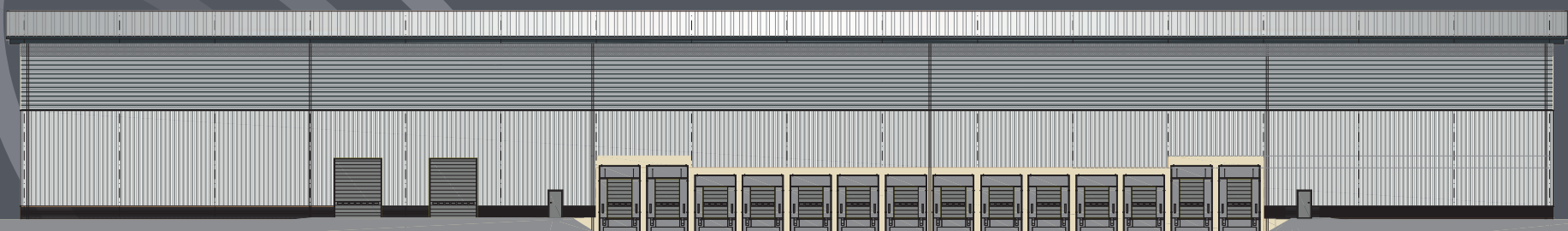
- 15 metres eaves height
- 10 dock levellers, 4 high loading dock levellers and 2 level loading doors
- 50 KNm2 floor loading
- 15% translucent roof lights

Offices

- 2 storey office/amenities block
- Raised access floor at first floor
- Double glazing curtain walls & windows
- LG3 lighting
- Male, female and DDA compliant toilets
- Gas-fired central heating
- Suspended ceilings
- Carpet tiles

External

- Fully secure site
- Separate staff car parking
- HGV trailer parking spaces
- External lighting
- 55 metre deep concrete service yard



PROPOSED REAR ELEVATION



APPROXIMATE DISTANCES TRAVELLING BY ROAD

Liverpool Euro Rail Terminal (Seaforth)	7 miles
Liverpool Freeport Terminal (Bootle)	7 miles
Liverpool Ferry Terminals (Princes Parade)	8 miles
Liverpool City Centre	9 miles
Liverpool John Lennon Airport	15 miles
Warrington	19 miles
Manchester City Centre	33 miles
Manchester Airport	36 miles
Chester	36 miles
Cardiff	201 miles
Glasgow	212 miles
London	212 miles



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