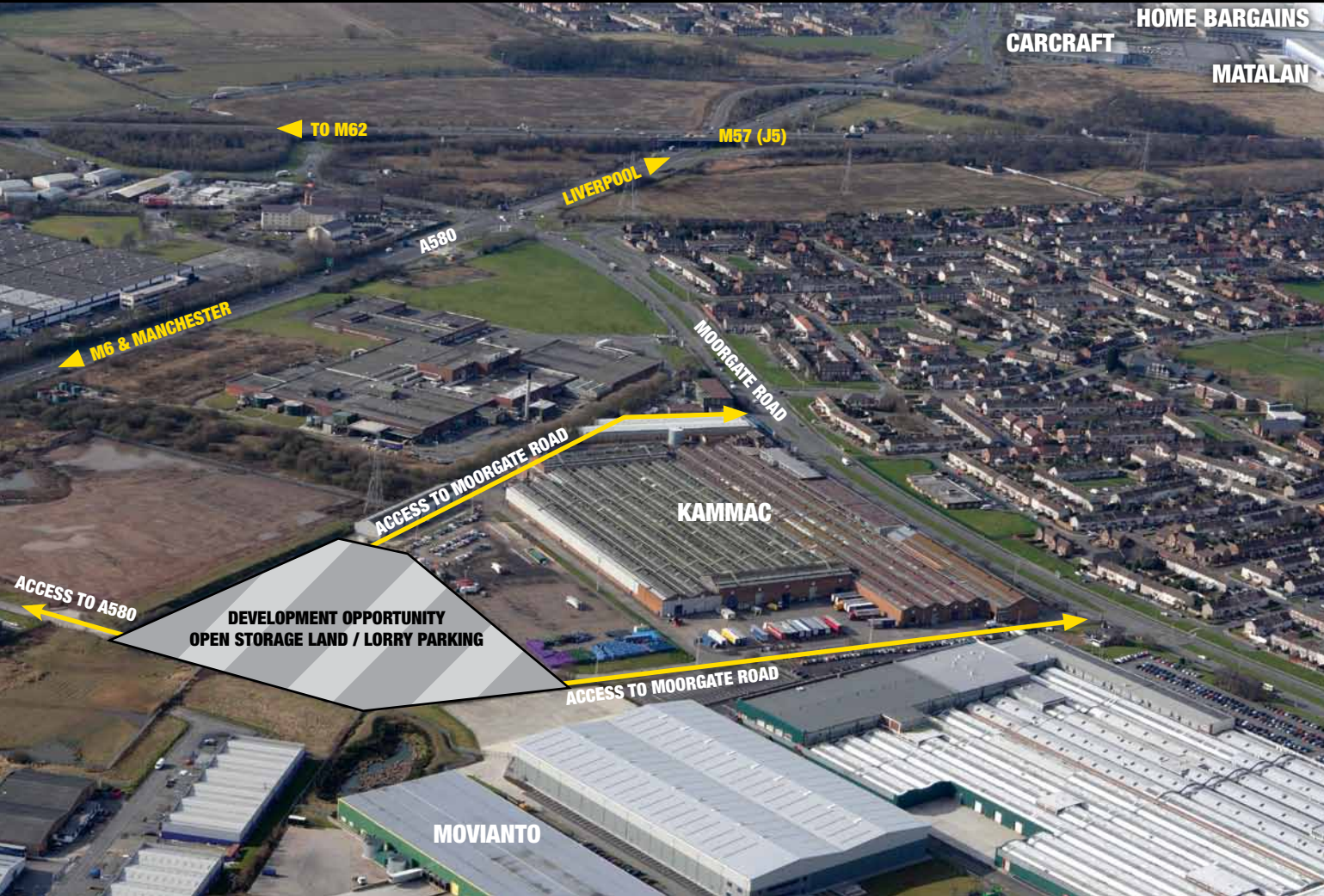


- **Development Opportunity**
- **Open Storage Land**
- **Lorry Parking**

**MOORGATE POINT**  
**MOORGATE ROAD, KNOWSLEY, L33 7XW**  
**OPEN STORAGE LAND / LORRY PARKING**

**1 TO 6.24 ACRES**



- FROM 1 TO 6.24 ACRES ■
- 24 HOUR SECURITY ■
- 24/7 ACCESS ■
- FULLY FENCED SECURE SITE ■
- POTENTIAL ACCESS FROM A580 ■  
 (EAST LANCS ROAD)

**FOR SALE/  
 TO LET**

**mason  
 owen...**

0151 242 3000  
 www.masonowen.com

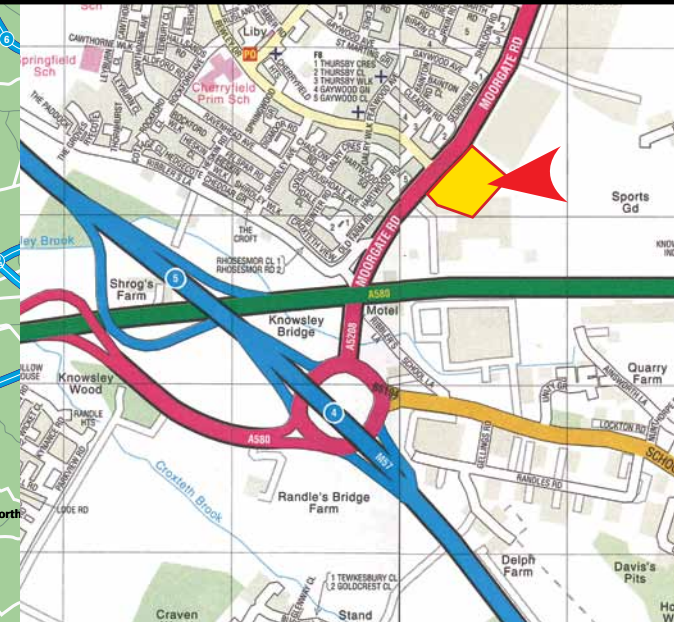
**B8**

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 www.b8re.com



## LOCATION

Moorgate Point is strategically located on Moorgate Road adjacent to Dairy Crest, just off the A580 (East Lancs Road) and quarter of a mile from Junction 4 and 5 of the M57. The property has extensive frontage to Moorgate Road and is located to service the Northwest via the M62, M57 and M58. Liverpool John Lennon Airport is within 15 minutes drive time. The Port of Liverpool is within 10 minutes drive of Moorgate Point.



## KNOWSLEY INDUSTRIAL PARK

Knowsley Industrial Park is the largest business park in Merseyside and has expanded rapidly over the last 10 years. It is now home to many local, national and international companies including QVC, Exel, Ethel Austin, Vertex and Delco.

## DESCRIPTION

Moorgate Point is a self contained industrial and office facility comprising over 450,000 sq ft on a site of 21 acres, with extensive frontage to Moorgate Road.

The land is suitable for open storage / lorry parking offering secure sites with 24 hour, 7 day a week security. The land offers development potential (subject to planning) and is available from 1 to 6.24 acres.

## TERMS

Plots are available on terms to be agreed or by way of a freehold sale.

## VIEWING

By appointment with the joint agents B8RE or Mason Owen.

**mason  
owen...**

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