

A DEVELOPMENT BY
PATRICK PROPERTIES

TITAN LAND

TITAN 520

EAST LANCASHIRE ROAD A580

EG
Euro Garages

TITAN LAND

EAST LANCASHIRE ROAD • KNOWSLEY • L33 7TU

OUTSTANDING DEVELOPMENT OPPORTUNITIES **1 - 7 ACRES**

SUITABLE FOR A
VARIETY OF USES
SUBJECT TO PLANNING



INDUSTRIAL
DEVELOPMENT



OPEN
STORAGE



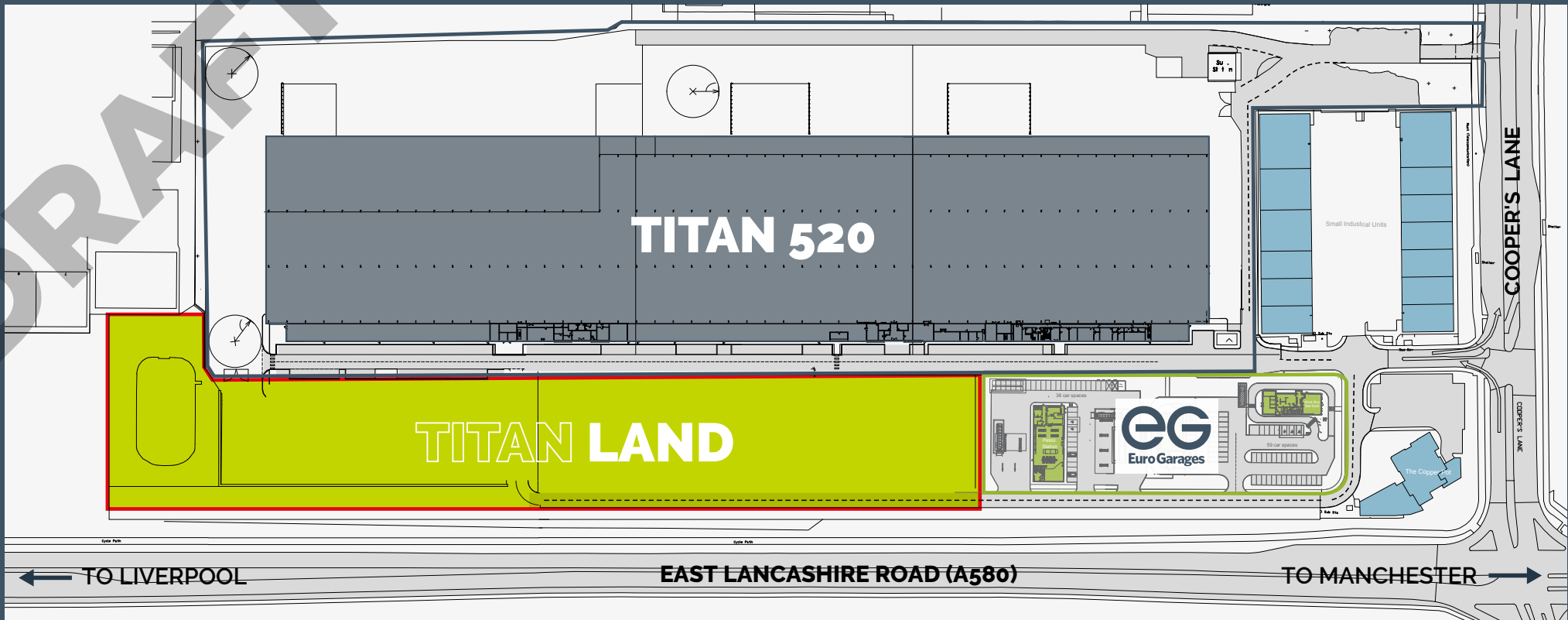
ROADSIDE
RETAIL/LEISURE



CAR
SHOWROOM



OFFICE
DEVELOPMENT



TITAN LAND

EAST LANCASHIRE ROAD
KNOWSLEY • L33 7TU

OVERVIEW

Titan Land comprises 7 acres of prime development fronting the busy East Lancs Road in Knowsley which is one of the largest industrial areas in the North West

The site is fully serviced and ready for immediate development suitable for a number of uses subject to planning including industrial/commercial, open storage, offices, roadside retail and car showrooms.

At the entrance to the site sits the Copper Pot Pub and Euro Garages Service Station which includes a petrol filling station, convenience store drive thru fast food unit and drive thru coffee shop. To the rear of the site is the 525,000 sq ft fully refurbished TITAN 525 industrial/warehouse facility which has recently been let to a large manufacturing occupier.



INDUSTRIAL DEVELOPMENT



OPEN STORAGE



ROADSIDE RETAIL/LEISURE



CAR SHOWROOM



OFFICE DEVELOPMENT



INDUSTRIAL DEVELOPMENT



STOCKPHOTO

ROADSIDE RETAIL



STOCKPHOTO

TRANSPORT YARD



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CAR SHOWROOM



TITAN LAND

TITAN 520

OUTSTANDING DEVELOPMENT OPPORTUNITIES 1 - 7 ACRES



AVAILABILITY

Plots are available from 1 – 7 acres or buildings delivered on a design an build basis



TERMS

Leasehold or Freehold deals will be considered.

LOCATION

Knowsley is situated approximately 17 kilometres (11 miles) east of Liverpool and 48 kilometres (30 miles) west of Manchester. Knowsley benefits from excellent communications as follows:



ROAD

Knowsley is served by the M57, M56, M62, M58 and M6 making it an excellent strategic distribution location in which to serve the North West of England and wider UK area. The M62 motorway connects Liverpool to Leeds via the M60 orbital motorway.



AIR

Liverpool John Lennon Airport is within 12 miles of Knowsley. There are regular scheduled flights to domestic and European destinations, as well as charter flights, to over 60 destinations.



RAIL

Liverpool has major railway connections with the mainline station being Liverpool Lime Street with approximate journey times of 40 minutes to Manchester, 1 hour 30 minutes to Birmingham and 2 hours 12 minutes to London Euston.



SEA

The Port of Liverpool is ranked among Britain's major container ports and is the country's major gateway for trade with the United States and Canada, serving more than 100 global destinations.



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FURTHER INFORMATION

For further information please contact the joint agents:

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