

Coming Soon | Planning Submitted

EQT | EXETER

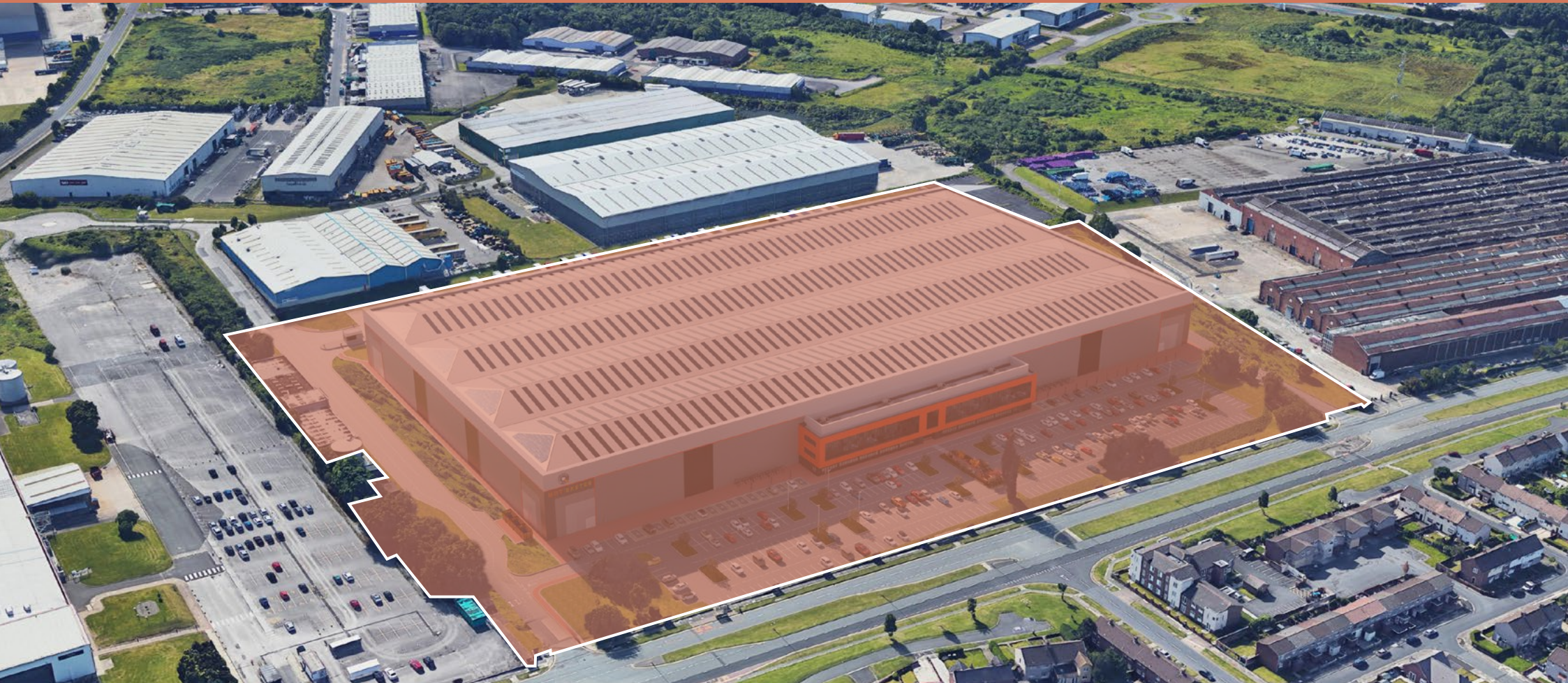
EQT Exeter 450 Knowsley

442,556 sq ft (41,114 sq m)



MOORGATE ROAD,
SOUTH, DEACON
PARK, LIVERPOOL,
L33 7RX

PRIME LOGISTICS/MANUFACTURING UNIT





The Opportunity

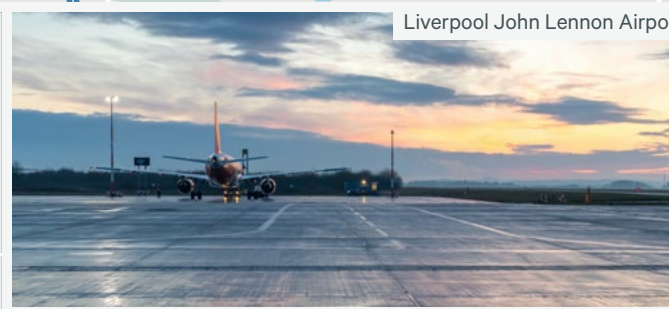
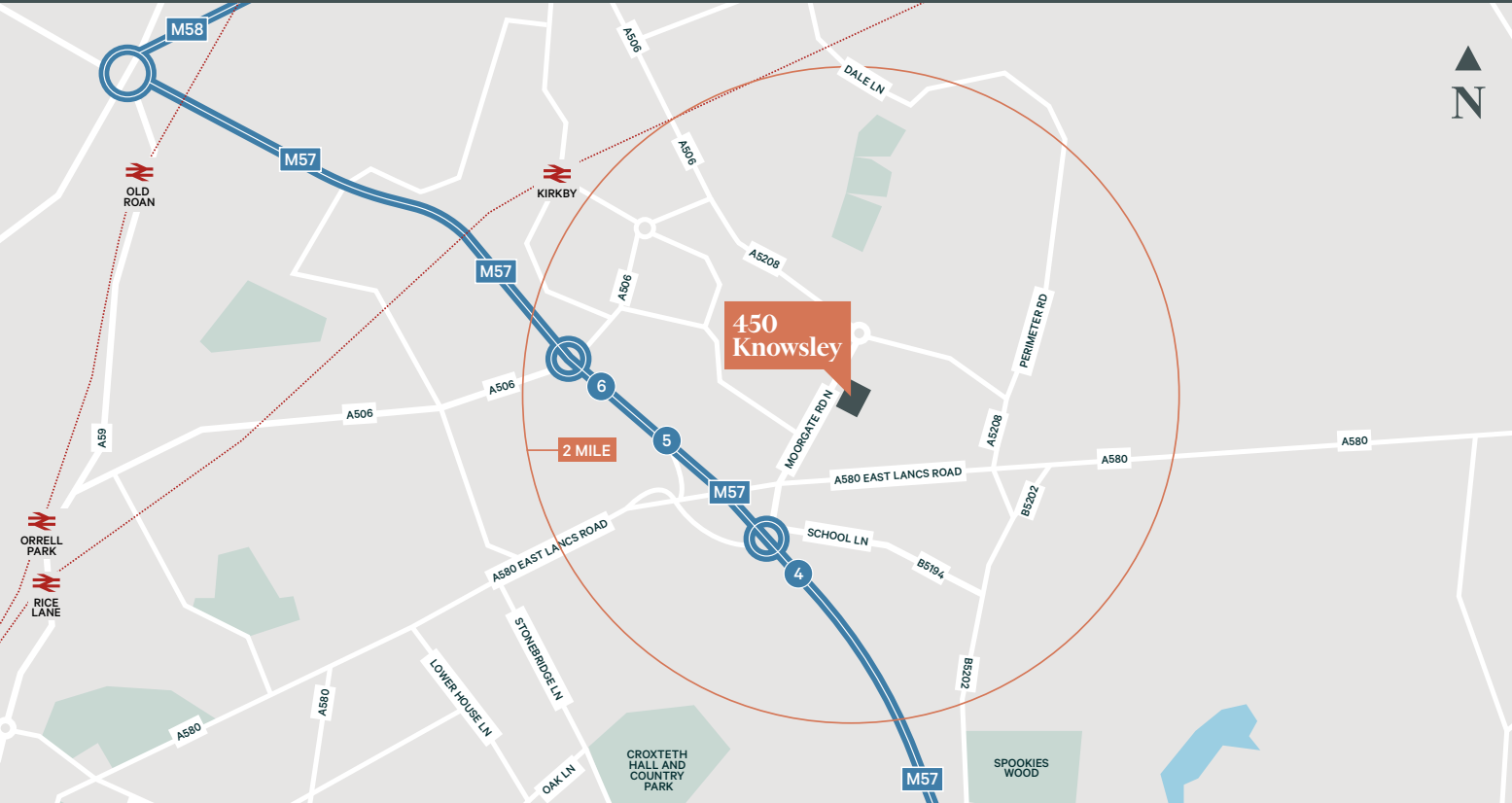
— Indicative Boundary

The site is located on the Knowsley Industrial and Business Park, one of the largest employment areas in the UK, extending to over **1,200 acres** and housing around **1,000 companies**.

The area is a location to many large retailers and logistics operators including Amazon, Castore, Home Bargains, DHL, Toyota, QVC and Matalan.



Prominent location
fronting Moorgate Road



Liverpool John Lennon Airport



Liverpool Port

Location

450 Knowsley is strategically located on Moorgate Road just off the A580 East Lancs Road less than quarter of a mile from junctions 4/5 of the M57 Motorway. Deacon Park/400 can service the wider North West via the M62, M58 and M6 motorways.



DRIVE TIMES

Junction 4, M57 Motorway
 3 minutes (0.5 miles)

Junction 1, M58 Motorway
 10 minutes (3.5 miles)

Junction 6, M62 Motorway
 10 minutes (6.5 miles)

Liverpool
 25 minutes (8 miles)

Liverpool2 Deepsea Port
 24 minutes (10 miles)

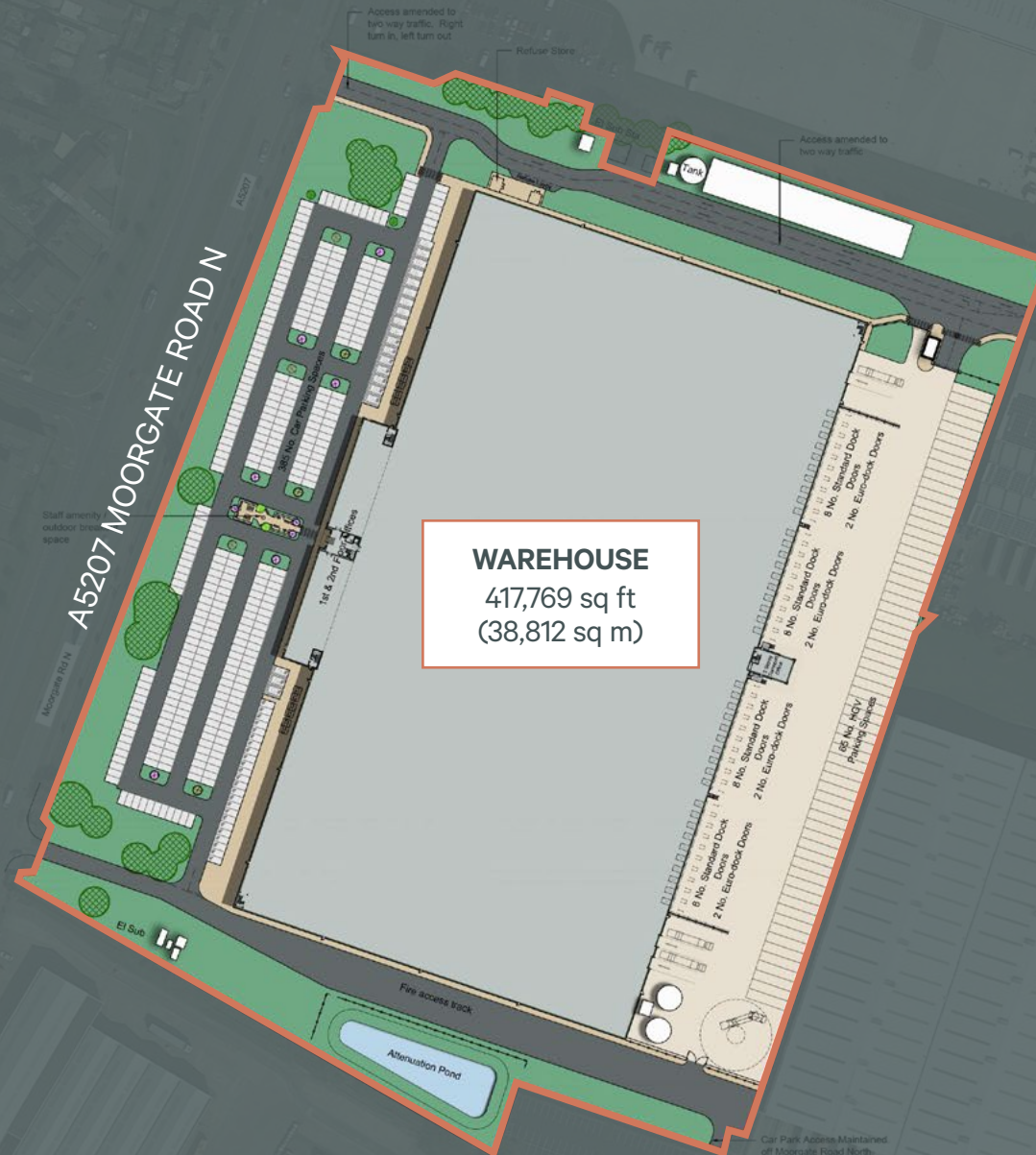
Liverpool John Lennon Airport
 19 minutes (13 miles)

Manchester
 44 minutes (32 miles)

Site

ACCOMMODATION

	SQ M	SQ FT
Warehouse	38,812	417,769
Gr Fl Offices	1,021.5	10,993.5
1st Fl offices	1,021.5	10,993.5
Hub Offices	232	2,500
Gatehouse	28	300
TOTAL	41,114	442,556



WAREHOUSE
417,769 sq ft
(38,812 sq m)

Specification

OFFICES



21,987 SQ FT OF OPEN
PLAN OFFICES



AIR CONDITIONED



WC FACILITIES



FULLY ACCESSED RAISED
FLOORS TO FIRST FLOOR



WAREHOUSE



STEEL PORTAL FRAME
CONSTRUCTION



15M MINIMUM
EAVES HEIGHT



32 DOCK LEVEL
LOADING DOORS



8 EURO DOCK LEVEL
LOADING DOORS



3 LEVEL ACCESS
LOADING DOORS



FLOOR LOADING
UP TO 50 KN/M²

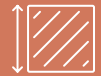
EXTERNAL



FULLY SECURED SITE
INCLUDING GATEHOUSE



EXTERNAL STAFF
AMENITY/WELFARE AREA



50M DEEP YARD



65 HGV SPACES



385 CAR PARKING SPACES



EV CHARGING POINTS



PV PANELS



DESIGNATED AREA FOR
SPRINKLER TANK



CYCLE SHELTERS



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Disclaimer: CBRE Limited, October 2023

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