



ACADEMY BUSINESS
PARK

LEES ROAD KNOWSLEY LIVERPOOL L33 7SA

TO LET

TRADE COUNTERS/
BUSINESS UNITS

3,067 - 31,085 SQ.FT.





amazon

THE ACADEMY
LIVERPOOL FOOTBALL CLUB

UNILIN

ocado MORRISONS

ACADEMY
BUSINESS UNITS

ONE OF THE COUNTRY'S LARGEST
PRIVATE PROPERTY DEVELOPER
AND INVESTMENT MANAGEMENT
COMPANIES.

ARBOUR LANE

ACADEMY TWO

UNIT 7

UNIT 1E
UNIT 1D
UNIT 1C(i)
UNIT 1C
UNIT 1B(i)
UNIT 1B
UNIT 1A(i)
UNIT 1A

LEES ROAD

UNIT 1 F, G, H

CAPE COD

UNIT 6C

UNIT 6D

UNIT 6E

UNIT 6F

UNIT 6G

CAPE COD

REXEL

Live Print

SCREWFIX

SUBWAY

David Lloyd

UNDER CONSTRUCTION
CONVENIENCE STORE AND
PETROL FORECOURT

TOOLSTATION

Orbit
Developments
A MEMBER OF THE EMERSON GROUP

COSTA

ACADEMY
TRADE COUNTERS

UNIT 5B
KIOSK

UNIT 6 DRIVE-THRU

Wendy's

UNIT 6B2
KIOSK

UNIT 6B
KIOSK

A5208 COUNTY RD

TO A580/EAST LANCASHIRE ROAD AND M57 (JUNCTIONS 4 AND 5)

Orbit Developments is the commercial division of The Emerson Group and was established in 1971 by Peter Emerson Jones. Since then the company has grown to be one of the country's largest private commercial property developers and investment management companies with an extensive portfolio of over 250 buildings across 7.5 million sq ft.

Our experienced team manages a seamless provision of all services direct to our clients and aim to meet their individual requirements by working together with clients on specific requests and by creating tailored packages.

Our dedicated in-house facilities management team are responsible for the day to day management of the portfolio and liaison with our clients. Academy Business Park has a scheme manager working alongside the facilities management team providing immediate client facing support.



Academy Business Park is situated in the heart of Knowsley Industrial Park, the principal logistics and industrial area within the Borough and the largest industrial area in the Liverpool City Region, home to over 600 businesses.

Academy is located on one of the main arterial routes which connects Liverpool to Manchester. Junction 4 of the M57 is a three minute drive from the park allowing quick and easy access to the M62 and M6.

The modern-style, high quality business units will benefit from:

- Competitive rental and incentive packages
- Flexible and adaptable warehouse space to suit a variety of end user requirements
- 6 meter eaves height
- Larger roller shutter access for HGV deliveries
- 3-phase electricity supply, water and gas being connected
- Car parking spaces
- 24 hour manned security, 365 days a year, with CCTV coverage



TRADE COUNTERS/
BUSINESS UNITS
TO LET 3,067 - 31,085 SQ.FT.



BESPOKE REQUIREMENTS CAN BE ACCOMMODATED TO SUIT AN OCCUPIERS REQUIREMENTS

Lease Terms The premises are available on a new lease to be agreed.

EPC An energy performance certificate will be provided on completion.

COMPANIES ALREADY ESTABLISHED AT ACADEMY BUSINESS PARK



- **BUSINESS UNIT 1A**
3,100 SQ.FT. (288 SQ.M.)
- **BUSINESS UNIT 1A(1)**
3,067 SQ.FT. (285 SQ.M.)
- **BUSINESS UNIT 1B**
3,067 SQ.FT. (285 SQ.M.)
- **BUSINESS UNIT 1B(1)**
3,067 SQ.FT. (285 SQ.M.)
- **BUSINESS UNIT 1C**
3,067 SQ.FT. (285 SQ.M.)
- **BUSINESS UNIT 1C(1)**
3,100 SQ.FT. (288 SQ.M.)
- **BUSINESS UNIT 1D**
6,124 SQ.FT. (569 SQ.M.)
- **BUSINESS UNIT 1E**
6,124 SQ.FT. (569 SQ.M.)



ACADEMY BUSINESS PARK

LOCATION

Knowsley is a well-established business location that has attracted a wide range of companies such as QVC, Makro, Matalan and Vertex – along with leisure provider David Lloyd Health Clubs and Liverpool Football Club's Academy, which adjoin the Academy Business Park site.

Both Liverpool John Lennon Airport and Manchester Airport are within easy-driving distances, offering a full range of facilities for passengers and cargo transporters alike. The port of Liverpool is just under 9 miles from the business park, where the £400m Liverpool2 scheme is set to provide north based exporters with a more competitive route to international markets.

Academy Business Park is located on one of the main arterial routes which connects Liverpool to Manchester. Junction 4 of the M57 is a three minute drive from the park, allowing access to the M62 in under 10 minutes and M6 in just 15 minutes.

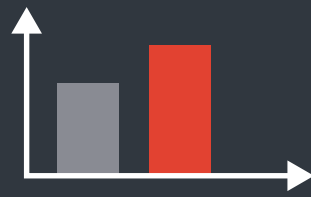
DEMOGRAPHICS

2.9
MILLION
PEOPLE OF WORKING AGE



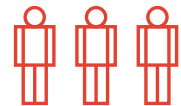
45
MINS

30
MINS

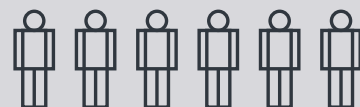


KNOWSLEY'S BUSINESS
BASE HAS GROWN FOR
9 CONSECUTIVE
YEARS

1.14
MILLION
PEOPLE OF WORKING AGE



SKILLED LABOUR POOL
670,000
PEOPLE EMPLOYED IN
SKILLED OCCUPATIONS



264,000
EMPLOYED IN
MANUFACTURING

HOME TO AROUND **3,700** BUSINESSES INCLUDING BIG NAMES LIKE JAGUAR LAND ROVER, QVC AND MATALAN



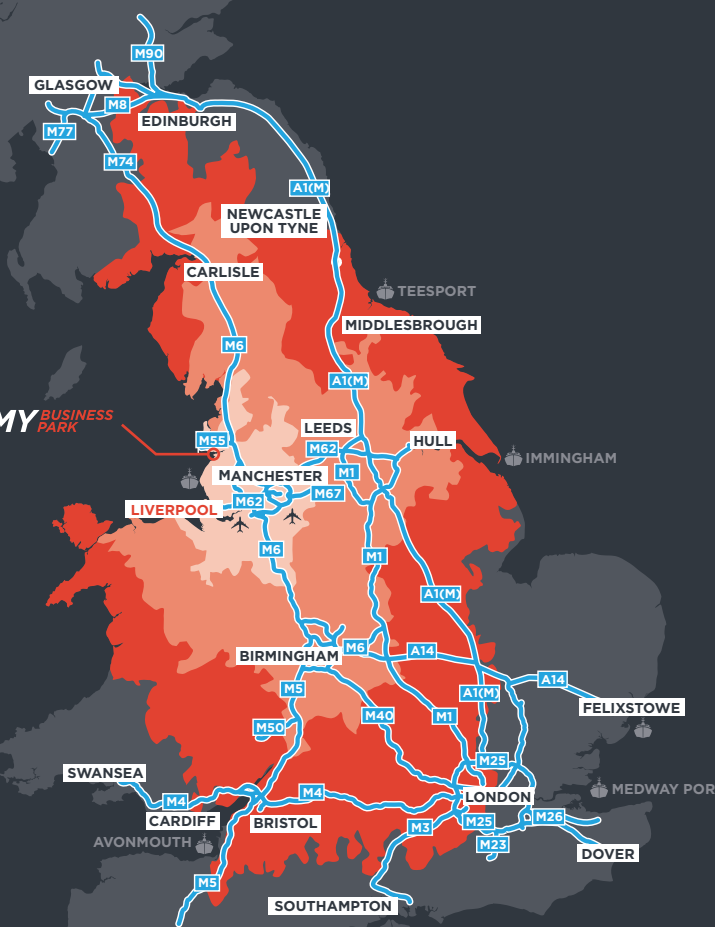
A KEY CONTRIBUTOR TO THE LIVERPOOL CITY REGION'S **£28** BILLION ECONOMY

ACADEMY BUSINESS PARK

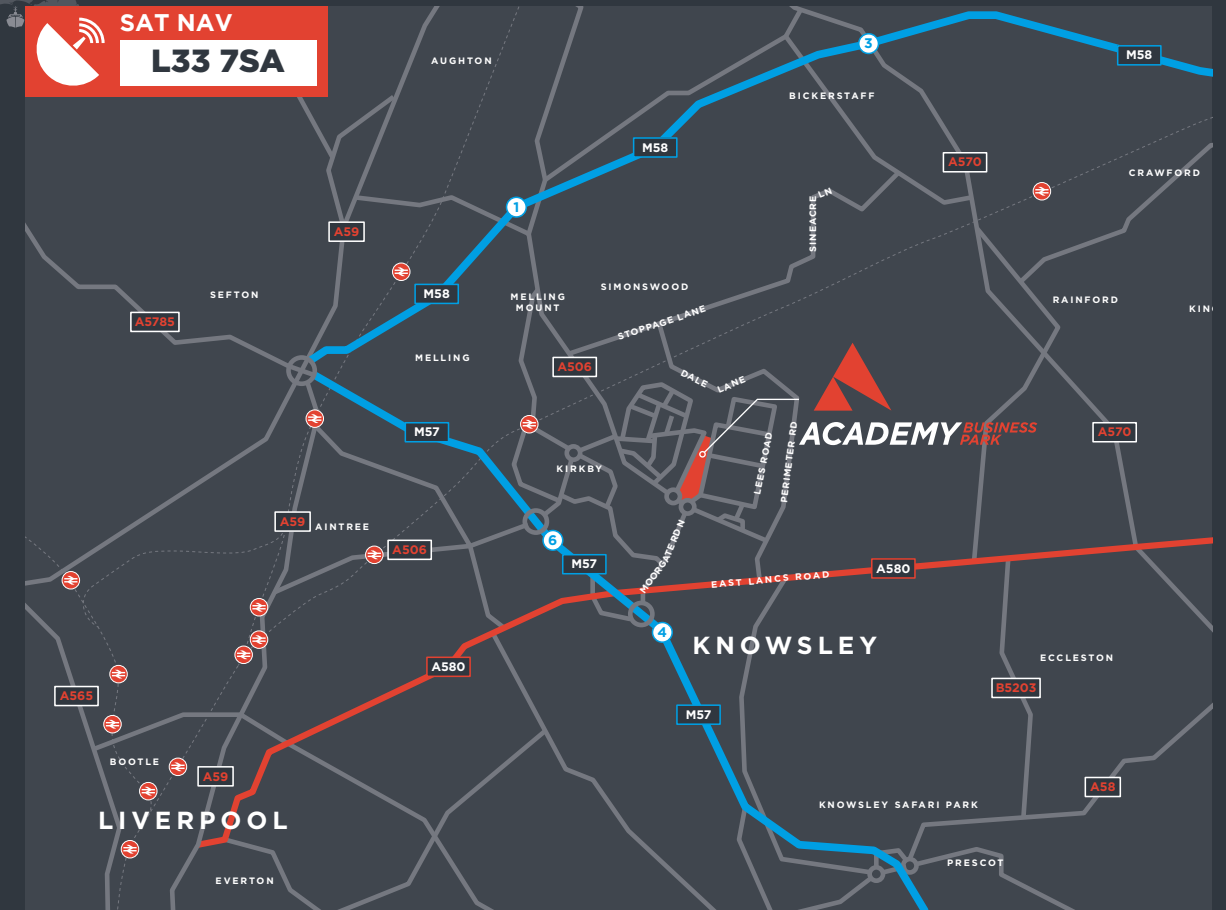
HGV DRIVE TIMES

- 1.5 HOURS
- 3 HOURS
- 4.5 HOURS

HOME TO OVER 600 BUSINESSES AND BENEFITS FROM EASY ACCESS TO THE EAST LANCASHIRE ROAD (A580), M57 AND THE WIDER MOTORWAY NETWORK



SAT NAV
L33 7SA



DRIVE TIMES

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





ACADEMY *BUSINESS* PARK

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