

Detailed Planning Received

EQT | EXETER

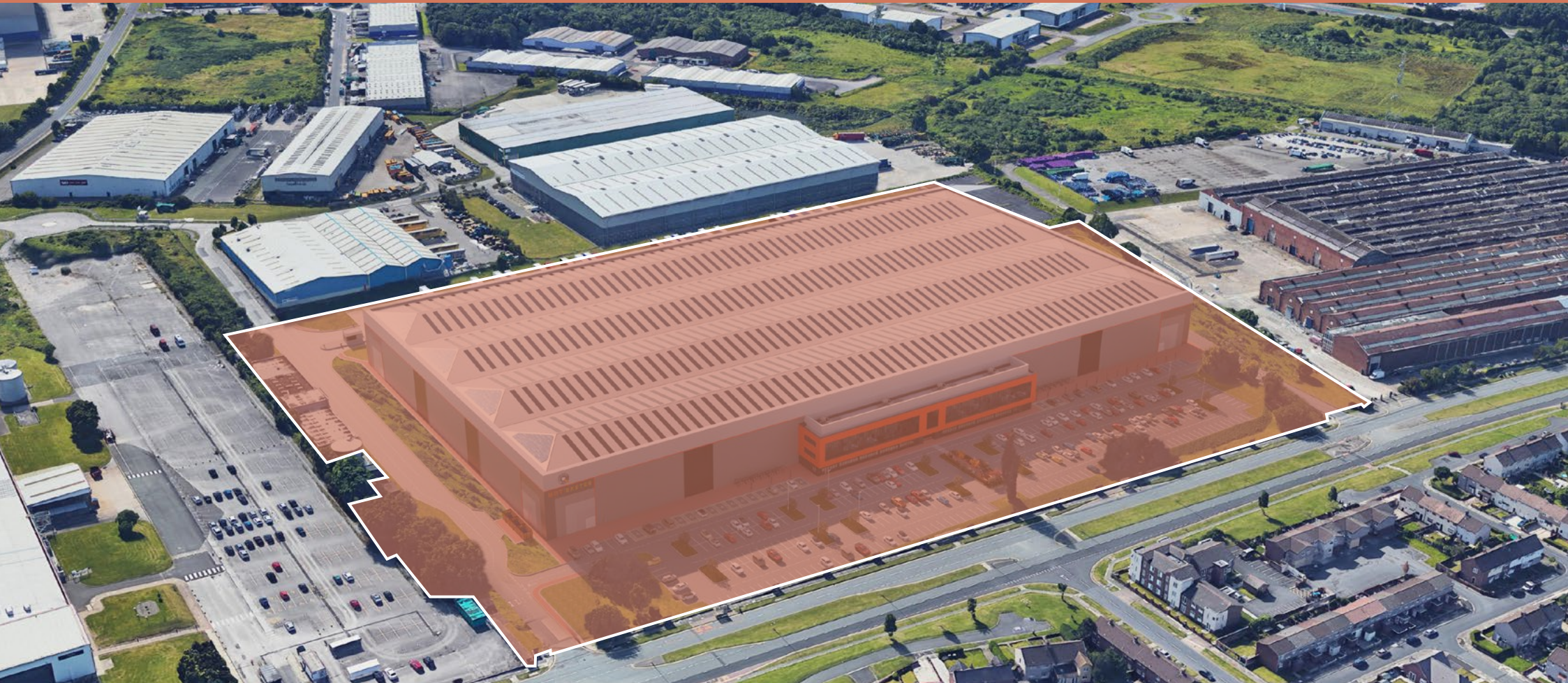
EQT Exeter 450 Knowsley

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

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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