



INDURENT

200, KNOWSLEY

TO LET - NEW BUILD INDUSTRIAL /
LOGISTICS UNIT - UNDER CONSTRUCTION

PENRHYN ROAD, KNOWSLEY
BUSINESS PARK L34 9HY
///TONAL.SOLVED.SPRAYS



Targeting
BREEAM
Excellent.

EPC A+
rating

Targeting
EPC A+ rating.

199,420 SQ FT (18,527 SQ M)

Available Q1 2027.

Warehousing that Works.

High performance space for your business.

Indurent 200, Knowsley is a brand new industrial/warehouse unit currently under development. The building will be constructed to a high specification, designed with sustainability in mind.

Knowsley Business Park is one of Europe's largest industrial hubs, home to nearly 600 major occupiers including B&M, Amazon, DHL, Home Bargains and Liverpool FC. Located directly on the A580 East Lancashire Road, Indurent 200 offers immediate access to J4 of the M57 and excellent

connectivity to J23 of the M6. The A580 provides fast links between Liverpool and Manchester, while connecting seamlessly to the M58, M62 and the wider national motorway network.

Prominently positioned on the southern side of the A580, Indurent 200's location delivers outstanding transport links, a strong labour pool and a well-established commercial environment, ideal for manufacturing, warehousing and logistics.



50m yard depth



50 kN sq m floor loading



Office accommodation



18 dock loading doors & 3 level access doors



Up to 1.2 MVA power provision



EV car charging



LED lighting



15.25m eaves height

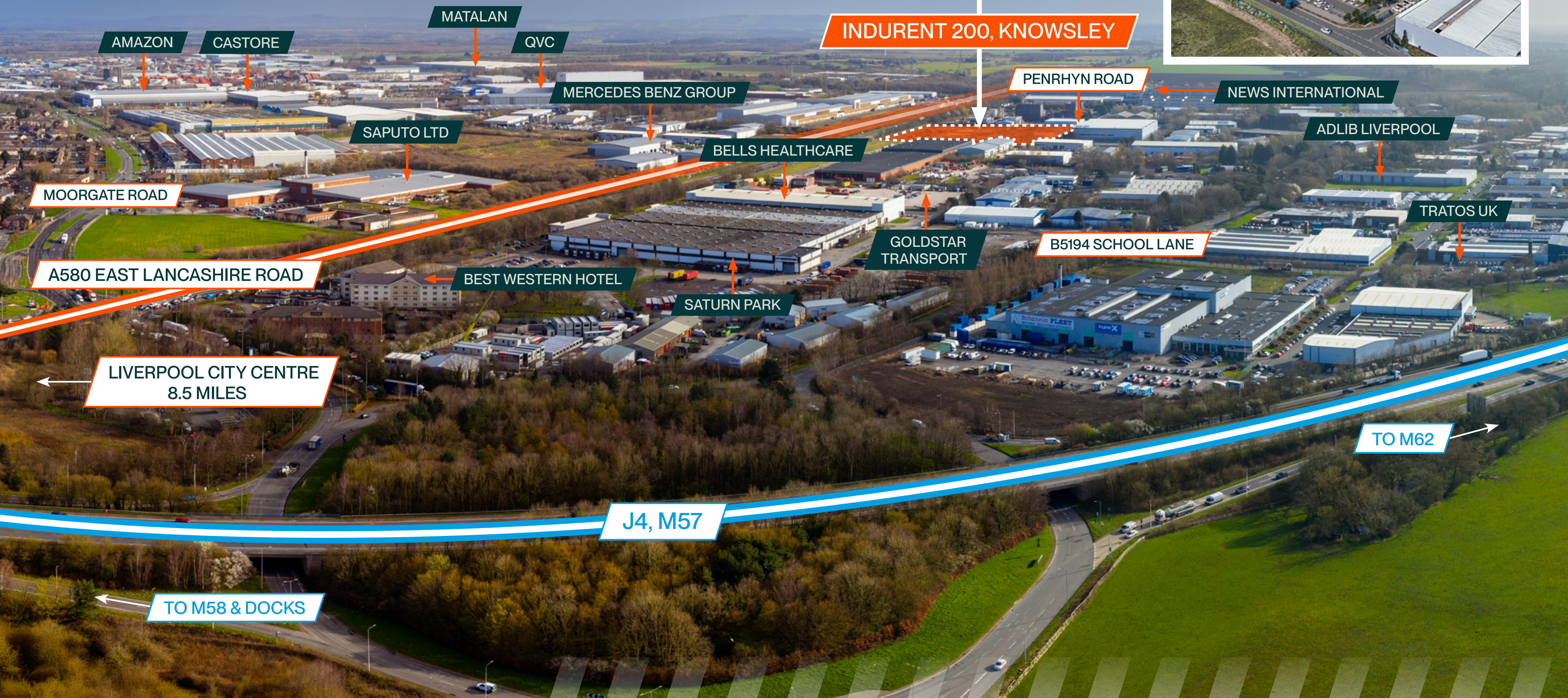


Targeting BREEAM Excellent



Targeting EPC A+ rating

Aerial plan.



Why choose Indurent 200, Knowsley?

Liverpool is home to the UK's largest west-facing port, handling around 45% of the nation's trade with the United States. This makes the city a natural location for a freeport and a key hub for global commerce.

The Freeport area spans a 45km diameter, stretching from the western point of Wirral Waters to the eastern point of Port Salford, and includes all six local authorities within the Liverpool City Region.



Under 9 miles to Liverpool and 35 miles to Manchester, two major consumer hubs with a combined population of 4.3 million.



Immediate access to junction 4 of the M57 motorway, with excellent connectivity to junction 23 of the M6. Located on the southern side of the A580, the site connects seamlessly to the M58 and M62.



Nearby occupiers include Amazon, DHL, Home Bargains, Liverpool FC, QVC and Chums.



Less than 10 miles to the Port of Liverpool and located within Liverpool City Region Freeport Zone.



/ Liverpool City Region Freeport Benefits.

Indurent 200, Knowsley sits within the Liverpool City Region Freeport.

The LCR Freeport is a multi-gateway, multi-modal zone covering approximately 300 hectares. It includes several designated sites, many of which already feature established rail terminals and water-accessible locations.

Freeports are specially designated areas within the UK where different economic regulations apply. Businesses that meet the eligibility criteria can apply for Custom Site Operator (CSO) status, allowing them to benefit from the following:

- Duty suspension.
- Duty exemption on re-exports.
- Flexibility on how duty is calculated.
- Simplified customs procedures to import, export, store or processing of goods.
- Streamlined processes for bringing goods into and moving goods between customs sites.
- More information can be found at www.liverpoolcityregion-ca.gov.uk/freeport



Demographics.



**1.5 MILLION PEOPLE
OF WORKING AGE**

live within 30 minutes by car.

Source: CACI



1.7 MILLION CONSUMERS

live within 30 minutes by van.

Source: CACI



30 MILLION PEOPLE

within 4.5 hours' drive time by HGV.

Source: MAPIT



43% OF THE UK

within a single HGV drive time. Ideally placed to serve the new Liverpool 2 deep water container terminal.

Source: ONS data for total UK population



**3.5 MILLION PEOPLE
OF EMPLOYMENT AGE**

are within a 45 minute drive time.

Source: ONS/NOMIS



10.5% OF PEOPLE

are employed in manufacturing compared to the average of 8.5% in the North West.

Source: ONS/NOMIS



6.1% OF PEOPLE

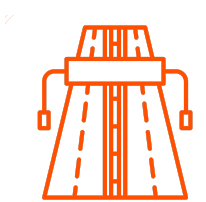
are employed in Transportation & Storage compared to the average of 5.8% in the North West.

Source: ONS/NOMIS



Warehousing that Works.

You're well-connected.



MAJOR ROADS

M57, J4	1 mile
M58, J1	5.3 miles
M62, J6	8.3 miles
M6 North, J26	13.5 miles
M6 South, J21A	14.5 miles



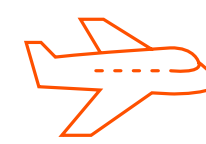
CITIES

Liverpool	8.5 miles
Manchester	34.1 miles
Birmingham	97.7 miles
London	213 miles



PORTS

Port of Liverpool	9.8 miles
Manchester Ship Canal	20.6 miles



AIRPORTS

Liverpool John Lennon Airport	13.9 miles
Manchester City Airport	34.1 miles

Within 30 min labour pool

Within 1 hour

Within 2 hours

Within 3 hours

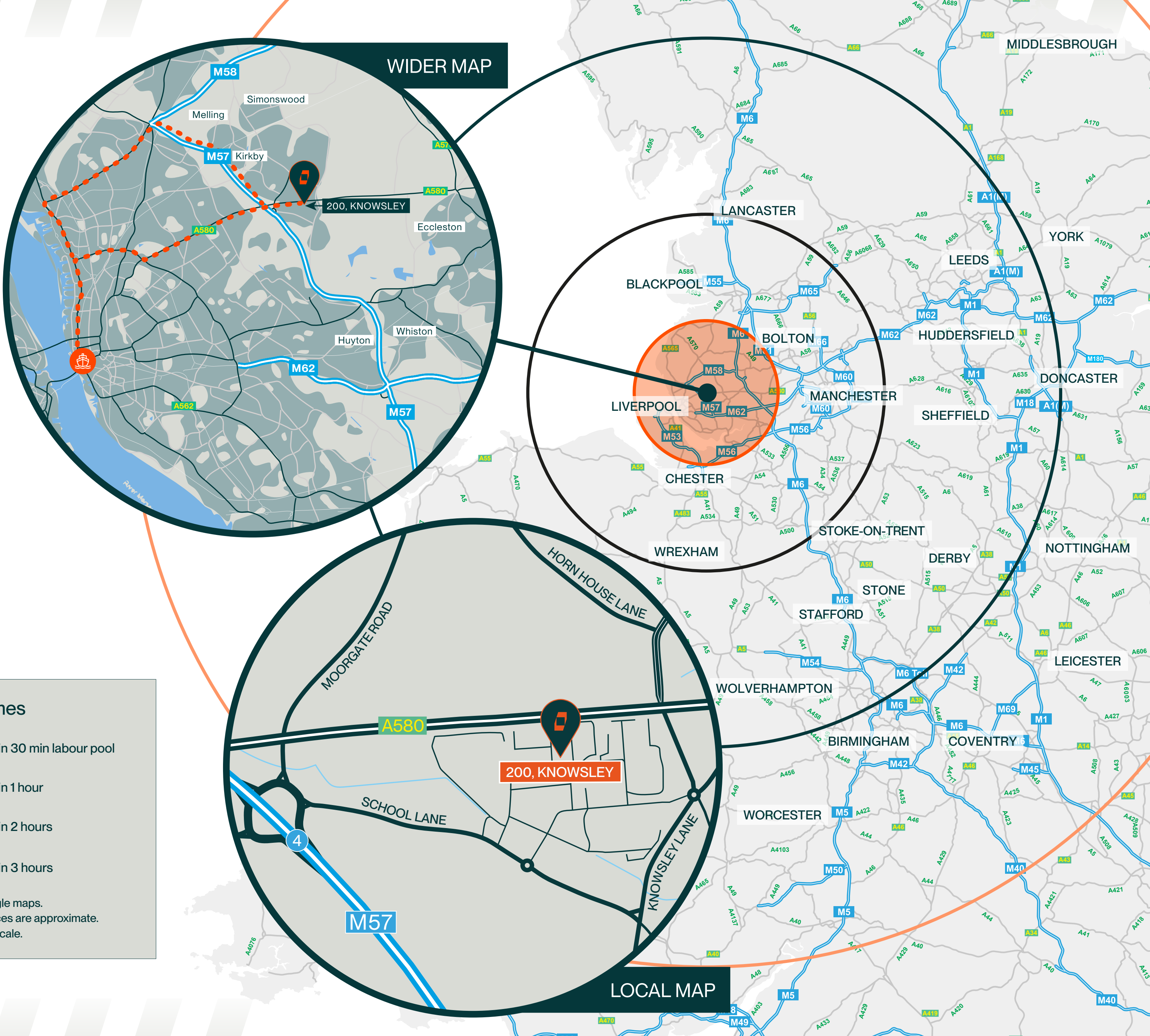
Source: Google maps.

Travel distances are approximate.

Maps not to scale.



Warehousing that Works.



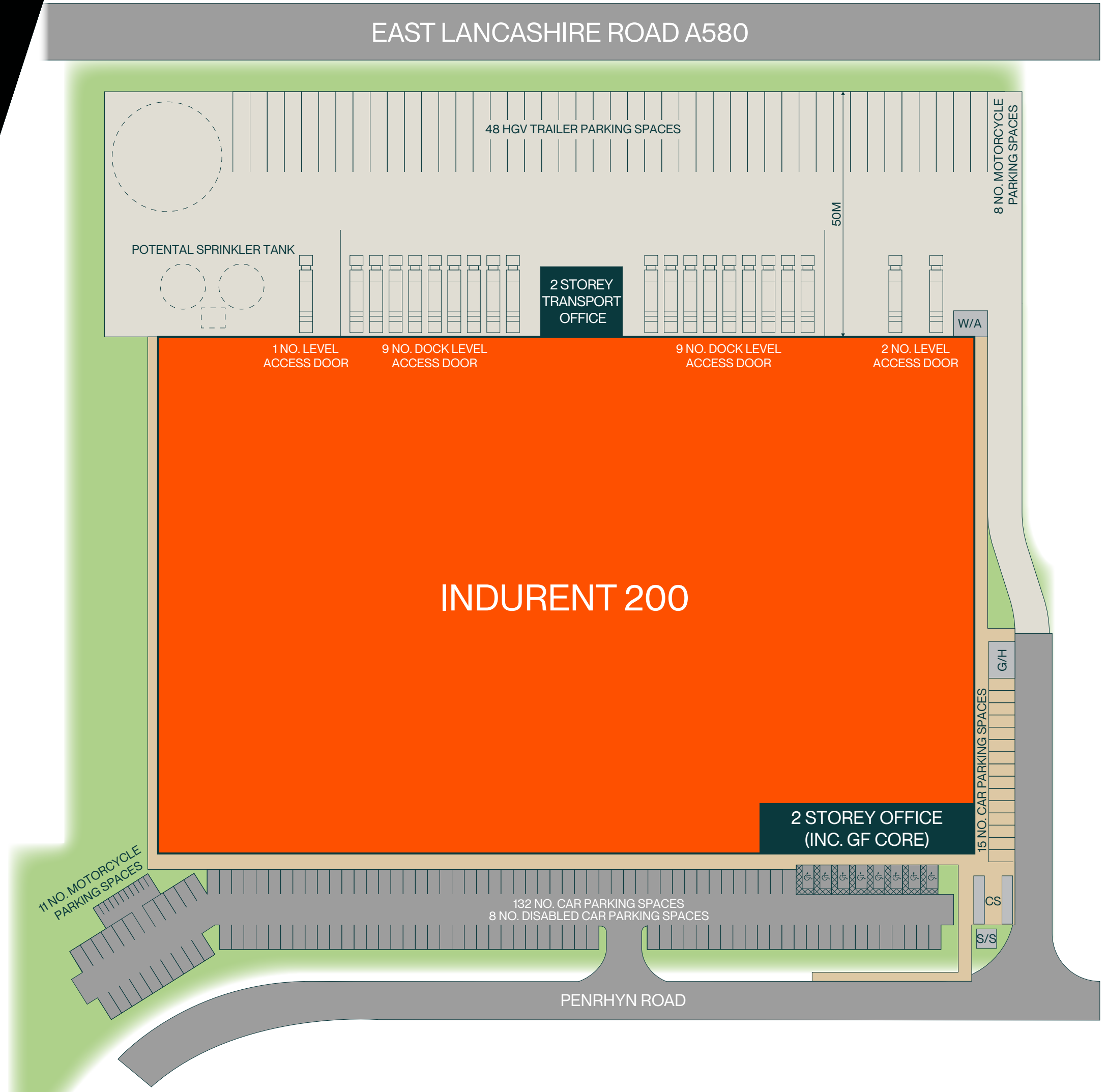
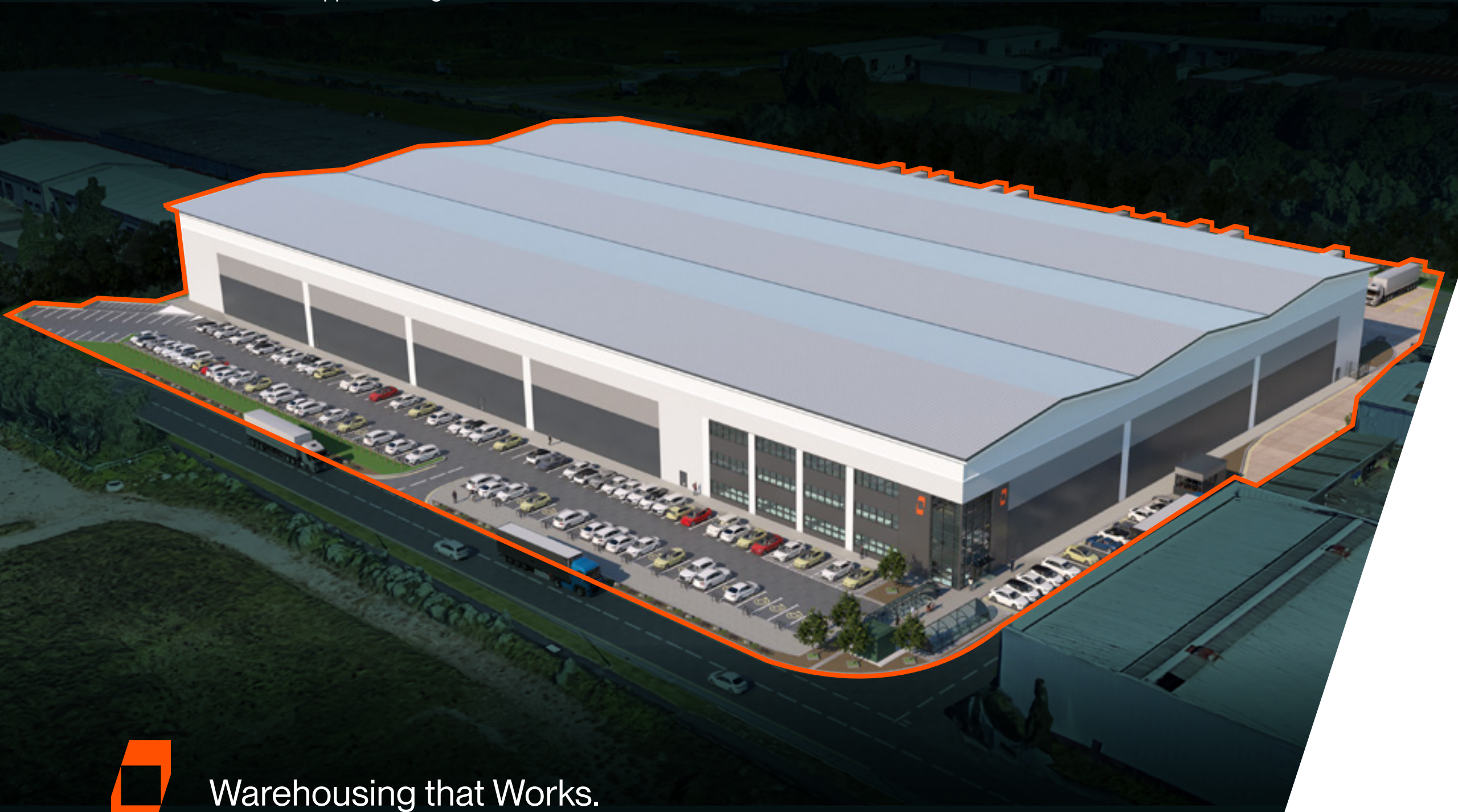
/ Schedule of Accommodation.

	INDURENT 200	
WAREHOUSE	184,700 SQ FT	17,159 SQ M
OFFICE INC. GF CORE	9,720 SQ FT	903 SQ M
TRANSPORT OFFICE	5,000 SQ FT	465 SQ M
TOTAL	199,420 SQ FT	18,527 SQ M
YARD DEPTH	50M	
EAVES HEIGHT	15.25M	

All floor areas are approximate gross internal areas.

	NARROW AISLE
2M AISLE WIDTH THROUGHOUT	37,344 PALLET SPACES

	WIDE AISLE
3M AISLE WIDTH THROUGHOUT	28,032 PALLET SPACES



Warehousing that Works.

Unit plan is indicative.



Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



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Warehousing that Works.