



# 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.



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.



68m yard depth



50 kN sq m floor loading



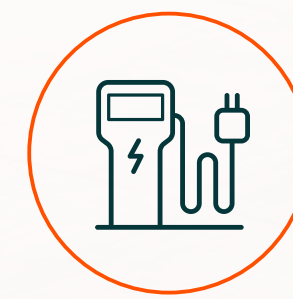
Office accommodation



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.



AMAZON

CASTORE

MATALAN

QVC

INDURENT 200, KNOWSLEY

MERCEDES BENZ GROUP

PENRHYN ROAD

NEWS INTERNATIONAL

SAPUTO LTD

BELLS HEALTHCARE

ADLIB LIVERPOOL

MOORGATE ROAD

GOLDSTAR  
TRANSPORT

B5194 SCHOOL LANE

TRATOS UK

A580 EAST LANCASHIRE ROAD

BEST WESTERN HOTEL

SATURN PARK

LIVERPOOL CITY CENTRE  
8.5 MILES

TO M62

J4, M57

TO M58 & DOCKS

# 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](http://www.liverpoolcityregion-ca.gov.uk/freeport)



# Demographics.



**1.5 MILLION PEOPLE OF WORKING AGE**

live within 30 minutes by car.

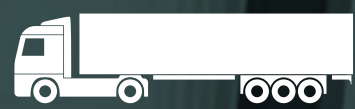
Source: CACI



**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, junction 4	1 mile
M58, junction 1	5.3 miles
M62, junction 6	8.3 miles
M6 North, junction 26	13.5 miles
M6 South, junction 21A	14.5 miles



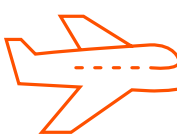
## CITIES

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



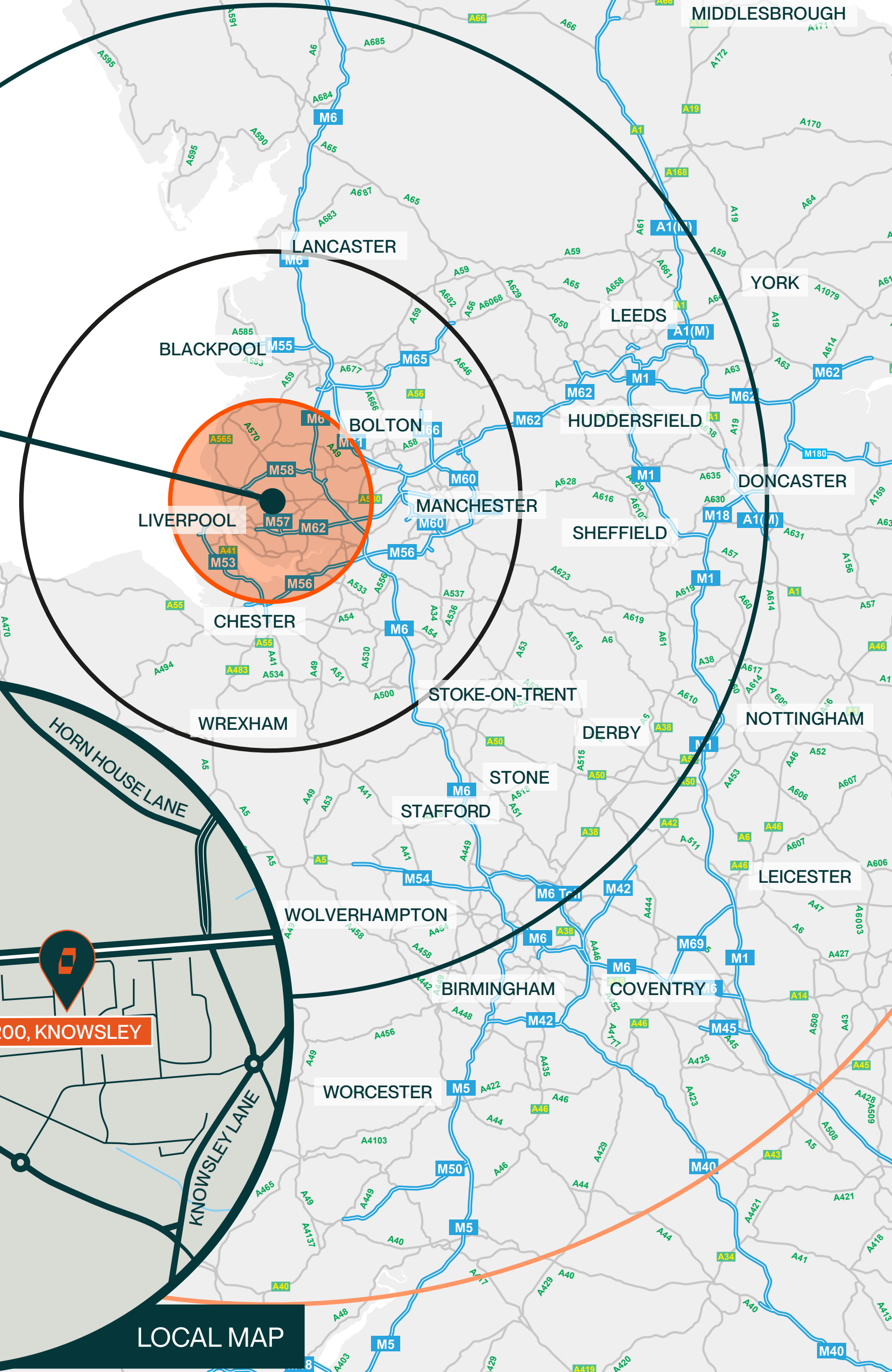
## PORTS

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



**Drive times**

- 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.

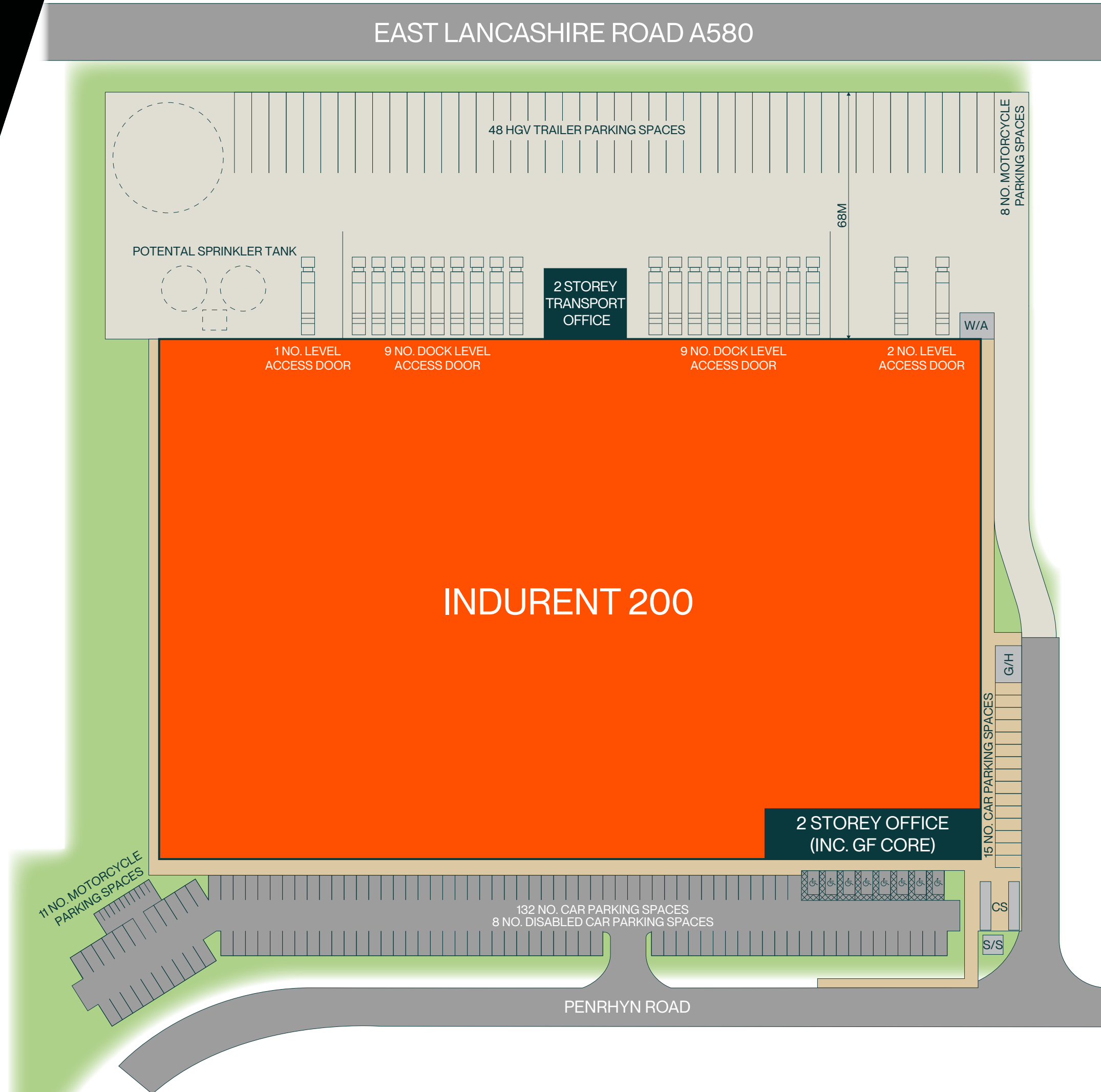
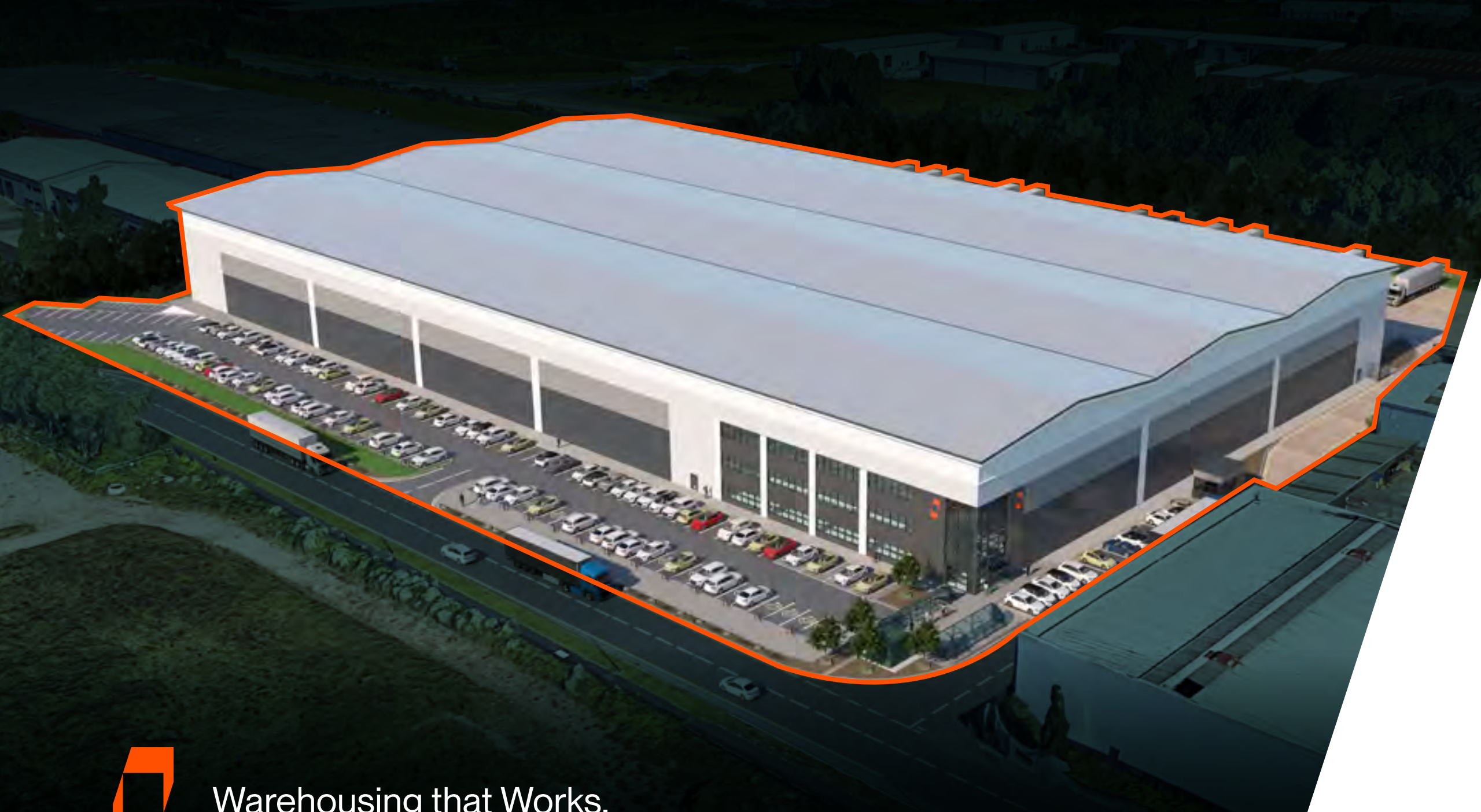
# Schedule of Accommodation.

	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
<b>TOTAL</b>	<b>199,420 SQ FT</b>	<b>18,527 SQ M</b>
YARD DEPTH	68M	
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





# 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.



**EDWARD BURLEY**  
*Asset Manager - Logistics*

📞 07886 308 069  
✉️ edward.burley@indurent.com



**HENRIETTA DANIELS**  
*Senior Asset Manager*

📞 07870 845 650  
✉️ henrietta.daniels@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. April 2026. TBDW 07401-01.