



LIVERPOOL, MERSEYSIDE L36 8HL  
///LIKELY.HIRED.BOLT

NEW INDUSTRIAL / WAREHOUSE  
UNIT TO LET

UNIT 4: 27,800 SQ FT (2,583 SQ M)

Available Now



Strategically located 1 mile  
from J2 of the M57.



Last remaining  
unit available.

Warehousing that Works.

# High performance space for your business.

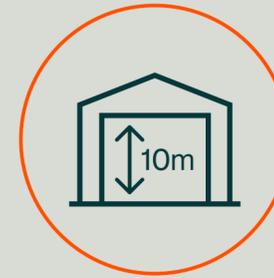
If you are looking for a high-performing, sustainable building that works as hard as you do, then look no further. Unit 4 is a high quality, self-contained industrial warehouse that will deliver benefits for your business, your people and the environment.

## An ideal location for the North West.

Neon Knowsley provides a secure, landscaped business park environment in a strategic location.

Situated just 1 mile from J2 of the M57, the site is ideally located to service the North West via the M62, M57 and M58, allowing easy access to major UK cities such as Liverpool and Manchester, as well as the Port of Liverpool, making it a prime location for occupiers.

Local occupiers include RelyOn Liverpool, LWC Drinks Merseyside, Shell, Starbucks and Greggs.



10m eaves height.

**EPC A**  
rating

EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.



Sustainable unit, helping you reduce energy consumption by up to 75%.



BREEAM Excellent which places this unit in the top 10% of warehouses in the UK for sustainability.



Large, secure yard area with separate car park.



Large-skilled local labour force.

# Aerial plan.



M57

UNIT 4

LWC

RelyOn



GREGGS



## FREEPORT STATUS

Liverpool City Region achieved Freeport Status in March 2021, meaning Freeport goods can be imported, manufactured and re-exported without being subject to customs checks, paperwork or tariffs.\*

## INVESTMENT ZONE

Neon Knowsley is positioned within the Liverpool City Region Life Sciences Investment Zone, a flagship £80 million government-funded programme designed to accelerate growth through investment in skills, infrastructure and targeted incentives. As the UK's second Investment Zone, it is set to support the creation of up to 4,000 jobs.

\*Any freeport benefits will be subject to the status of the tenant/purchaser.

# You're well-connected.



## MOTORWAYS

M57 J2	1 mile
M62 J6	3.3 miles
M6 J21A	14.8 miles



## MAJOR CITIES/TOWNS

Knowsley	2.7 miles
Liverpool	8.2 miles
Warrington	14.2 miles
Manchester	33.2 miles



## AIRPORTS

Liverpool John Lennon Airport	9.6 miles
Manchester City Airport	29.8 miles
Leeds Bradford Airport	70.3 miles



## PORTS

Port of Liverpool	8.6 miles
Manchester Ship Canal	16.4 miles

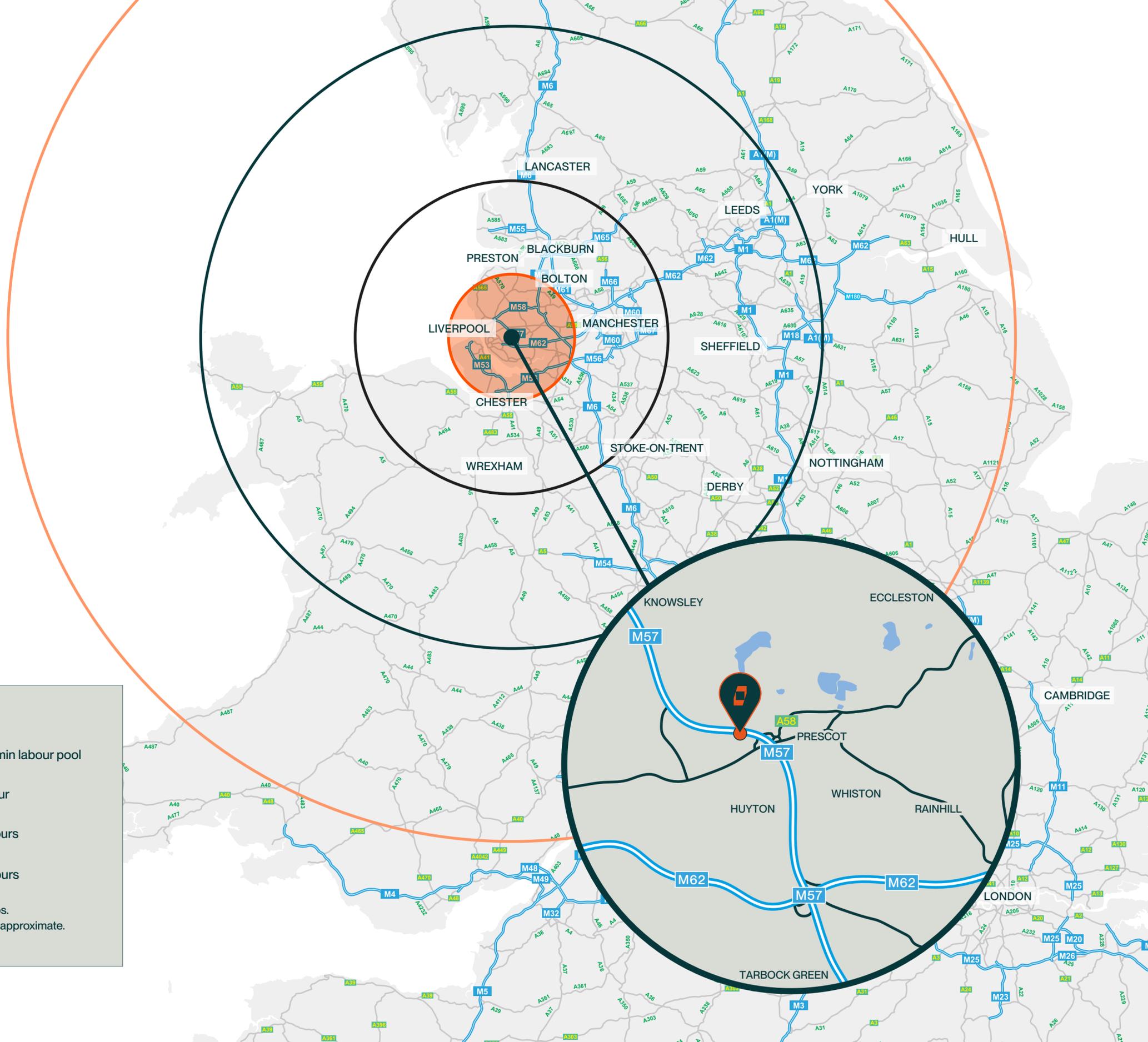
### Drive times

- 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.

## UNIT 4

WAREHOUSE	25,800 SQ FT (2,397 SQ M)
FIRST FLOOR OFFICE	2,000 SQ FT (186 SQ M)
TOTAL	27,800 SQ FT (2583 SQ M)
LEVEL ACCESS LOADING DOORS	2
EAVES HEIGHT	10M
CAR PARKING SPACES	61
YARD DEPTH	43
POWER	200 KVA

All floor areas are approximate gross internal areas.



Large secure yard  
with separate car park



50 kN sq/m  
floor loading



200 kVA power



EV charging  
points



EPC A rating



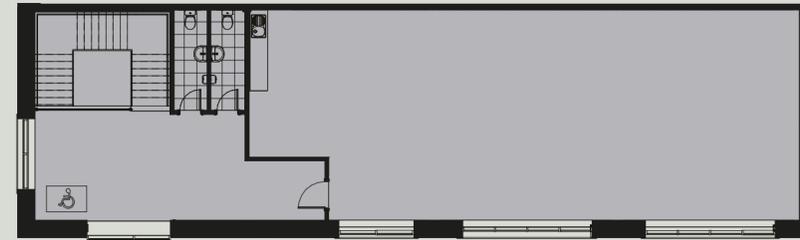
Solar panel  
provision



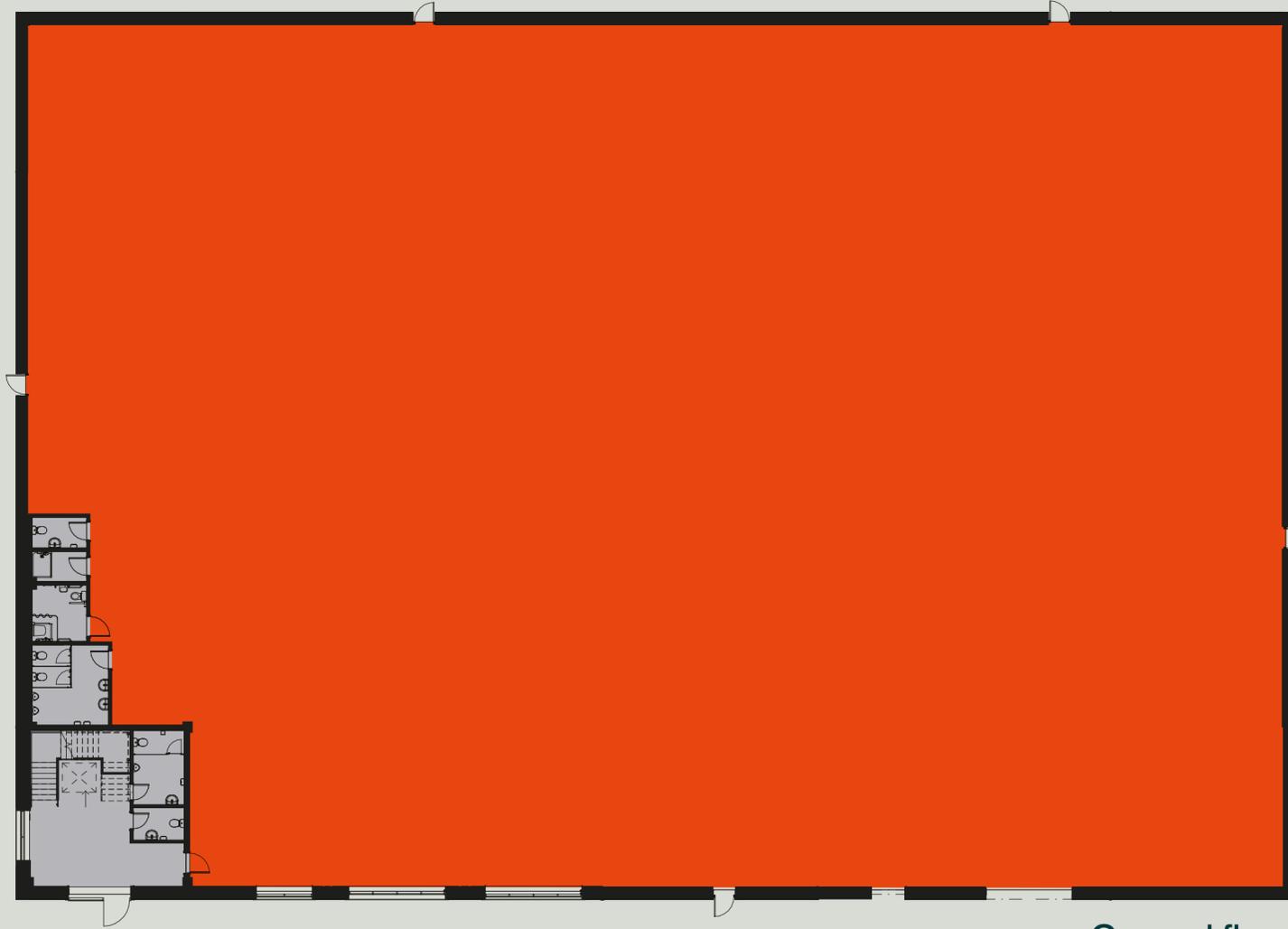
Warehousing that Works.



# Unit plan.



First floor

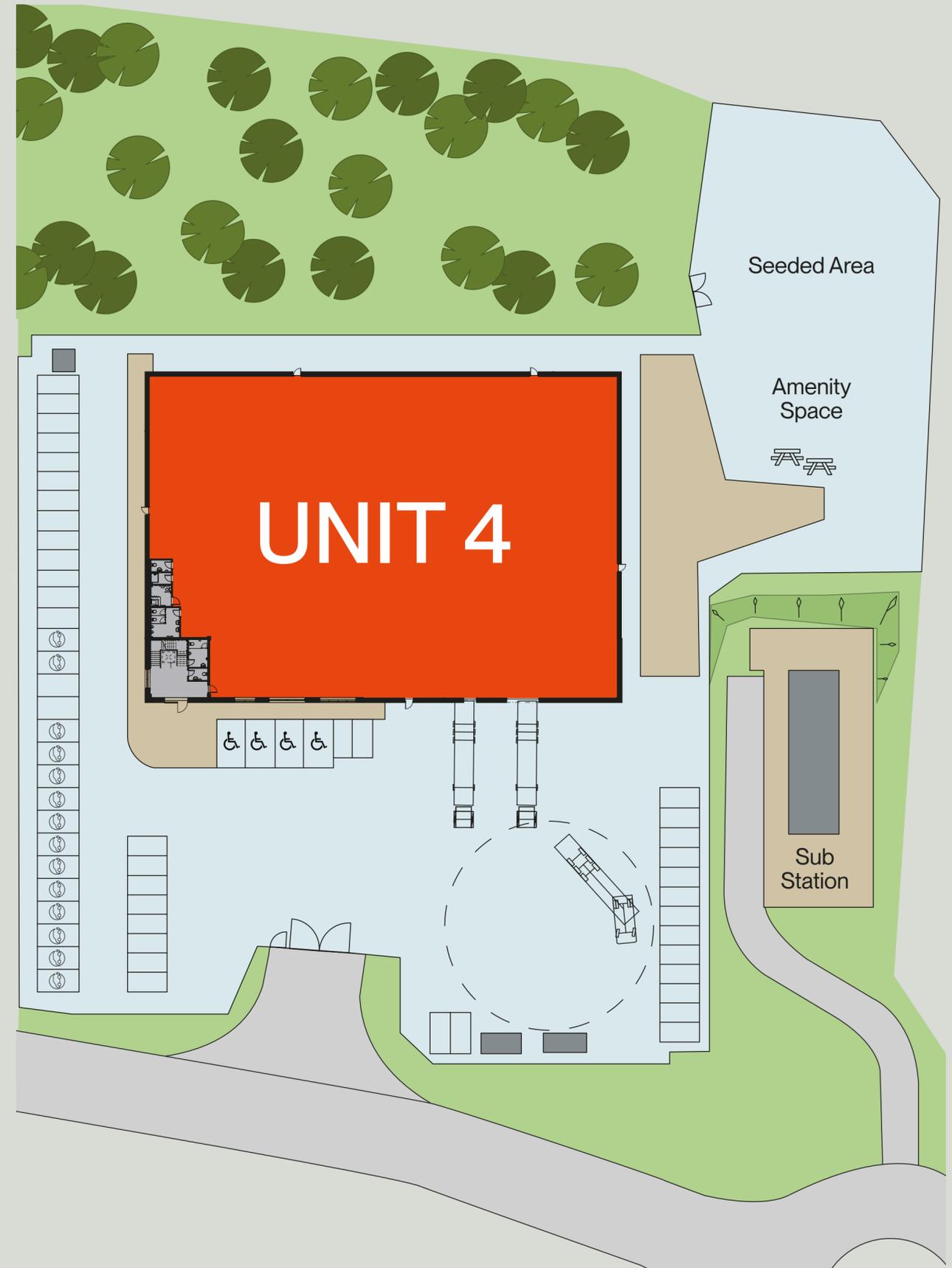


Ground floor



Warehousing that Works.

Unit plan is indicative.





Warehousing that Works.



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