

FOR SALE

**78,921 SQ FT (7,334 SQ M)
WAREHOUSE/LOGISTICS HUB**



UNIT H3 DEACON PARK
Moorgate Road
Knowsley
L33 7RX



SPECIFICATION

-  7.7metre eaves height
-  Fully Fitted Ground Floor Partitioned Offices
-  5 dock loading doors
-  Part Concrete / Crushed surfaced yard area
-  Max Power Supply 500 KVA
-  Canteen
-  LED Lighting throughout
-  Extensive car parking
-  4 level access loading doors
-  Barrier entry to Estate
-  24 hour security



A SINGLE STOREY, DETACHED WAREHOUSE FACILITY OF STEEL FRAME CONSTRUCTION WITH INTEGRAL OFFICES.



LIVERPOOL

A580

M57
(J4)

M57

TO M62

Liverpool North Retail Shopping Park

Home Bargains

DHL



Bells Healthcare

Saputo

Singletons

Adecco

Amazon

Chums

Mercedes

Kammac

GXO

Virgin Media

Amazon

STEF Langdons

Howdens

Kammac

Makro

QVC

News International

Copper Pot Pub

Smith & Bateson

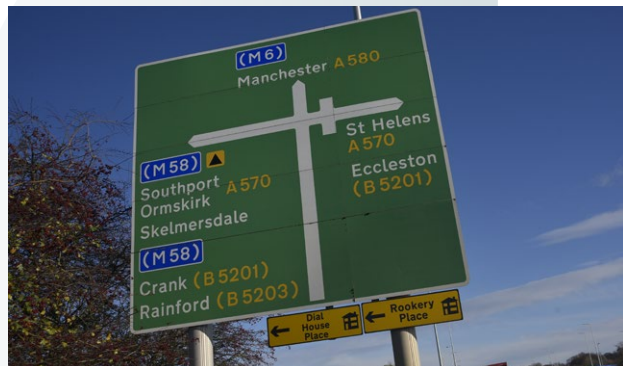
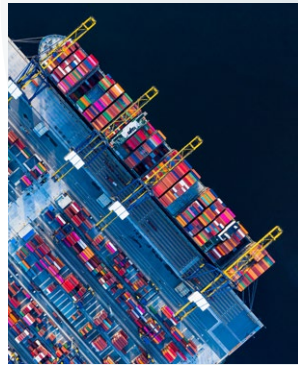
A580

TO
MANCHESTER



LOCATION

KNOWSLEY INDUSTRIAL AND BUSINESS PARK IS ONE OF THE LARGEST EMPLOYMENT AREAS IN THE UK, COMPRISING OVER 485 HA (1,200 ACRES).



The Park is situated 6 miles from Liverpool on the intersection of the M57/A580 East Lancs Road, one of the main routes linking Liverpool and Manchester. Liverpool train station provides excellent intercity links, whilst Liverpool and Manchester airports service the UK and Europe. In recent years substantial investment has changed the whole character of the park, with new industrial development, hotels and Liverpool F.C Academy.

Deacon Park is a modern, well serviced site manned 24 hours with security barriers at both of the entrances to The Park.

DRIVE TIMES

Liverpool Docks	20 mins
Liverpool John Lennon Airport	25 mins
Manchester Airport	45 mins
East Midlands Airport	2hrs 35 mins
Humber Ports (Immingham)	2 hrs 45 mins
M4 Corridor (Slough)	4 hrs 10 mins
Heathrow Airport	4 hrs 15 mins
London Central	4 hrs 40 mins



THE SITE

The property sits with an irregular shaped site consisting of

5.196 Acres (2.103 Ha)



ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas:

	SQ M	SQ FT
Warehouse	7,065	76,028
Ground Floor offices	269	2,893
Total	7,334	78,921





FREEPORT

80K Knowsley sits within the Liverpool City Region Freeport Zone and, therefore, eligible businesses' can apply for Custom Site Operator (CSO) status, which would allow them to take advantage of duty suspension, duty exemptions on re-exports and flexibility on how duty is calculated as well as simplified customs procedures to import, export, store or process goods, and streamlined processes for bringing goods into and moving goods between customs sites.

For further information, please contact:
Giles Jones - Freeport Manager
giles.jones@liverpoolcityregion-ca.gov.uk
07595 087 345

*Any Freeport customs benefits will be subject to approval by HMRC.

CONTACTS

To arrange a viewing or for further information please contact the sole agent.

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PRICE

On application through the sole agents.

EPC

The property currently has an EPC rating of C. A full EPC report is available upon request.

RATES

Interested parties should satisfy themselves through Knowsley Borough Council. The current rateable value for 2025/2026 for the property is £322,500 and rates payable £178,987.5 p.a. and the rateable value from April 2026 will be £362,500 and rates payable £201,187.5 p.a.

TERMS

The property is available for sale on a long leasehold basis. The terms of the lease are 999 years from 1st March 1956 less 42 days at a peppercorn rent (if demanded).