



# ELEMENT 1

**ALCHEMY BUSINESS PARK**

**KNOWSLEY / LIVERPOOL / L33 7XN / JUNCTION 4 M57**

**TO LET NEW BUILD INDUSTRIAL / WAREHOUSE UNIT**

**22,446 sq ft (2,085 sq m)**

A new development by

network  
space

# ELEMENT 1

22,446 sq ft (2,085 sq m)

## DESCRIPTION

Element 1 at Alchemy Business Park comprises a detached new build industrial units situated in a highly prominent position fronting the A580 (East Lancashire Road) in Knowsley.

As well as being highly prominent, the estate benefits from being located within minutes of Junction 4 of the M57.



PROMINENT  
LOCATION



ELECTRIC:  
3 PHASE



MINIMUM OF 25M  
TURNING CIRCLES



UP TO  
1GB/s  
SUPERFAST  
FIBRE BROADBAND



SINGLE SPAN  
WAREHOUSE



8M  
EAVES HEIGHT



HIGH QUALITY  
OFFICES



ELECTRIC VEHICLE  
CHARGING POINTS

## HIGH QUALITY SPECIFICATION INCLUDES:

- // Warehouse area: 20,496 sq ft
- // Ground & first floor office/amenity areas: 1,950 sq ft
- // Secure gated service yard with a depth of 27.5m
- // 2 no. level access loading doors
- // 8m eaves height
- // 3-phase electricity supply
- // Mains gas
- // 50 kn/m<sup>2</sup> floor loading
- // 30 car parking spaces
- // Electric vehicle charging points



## ACCOMMODATION

	sq ft	sq m
Warehouse	20,496	1,904
Office/Amenity Areas	1,950	181
<b>Total</b>	<b>22,446</b>	<b>2,085</b>

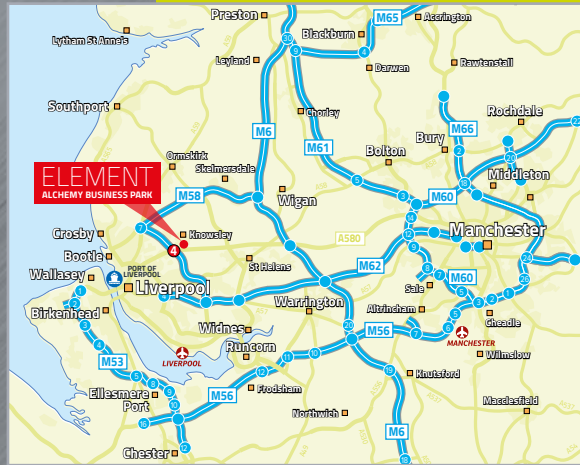
30 car parking spaces



## LOCATION

Knowsley Industrial and Business Park is one of the largest employment areas in the UK comprising over 1,200 acres and is home to around 1,000 companies.

Alchemy Business Park is prominently located fronting the A580 East Lancashire Road, less than 1 mile from junctions 4 and 5 of the M57 and 8.3 miles from the Port of Liverpool.



Destination	Drive Time	Distance in Miles
Port of Liverpool	18 minutes	9 miles
Liverpool	31 minutes	8 miles
Liverpool John Lennon Airport	21 minutes	13 miles
Warrington	26 minutes	18 miles
Chester	42 minutes	31 miles
Preston	43 minutes	32 miles
Manchester	45 minutes	33 miles
Manchester Airport	38 minutes	35 miles
Birmingham	1 hour 44 minutes	97 miles

Source: AA Routeplanner

## TERMS

Units available on a leasehold basis on terms to be agreed.

## EPC

The building has an EPC rating of A.

## VAT

Chargeable where applicable at the prevailing rate.

## LEGALS

Each party is responsible for their own legal costs.

## GRANTS

Qualifying companies may be eligible for grants. For full details please contact Steve McKeown at Knowsley Borough Council on 0151 443 2240.

## CONTACTS

For further information or to arrange a viewing please contact:

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