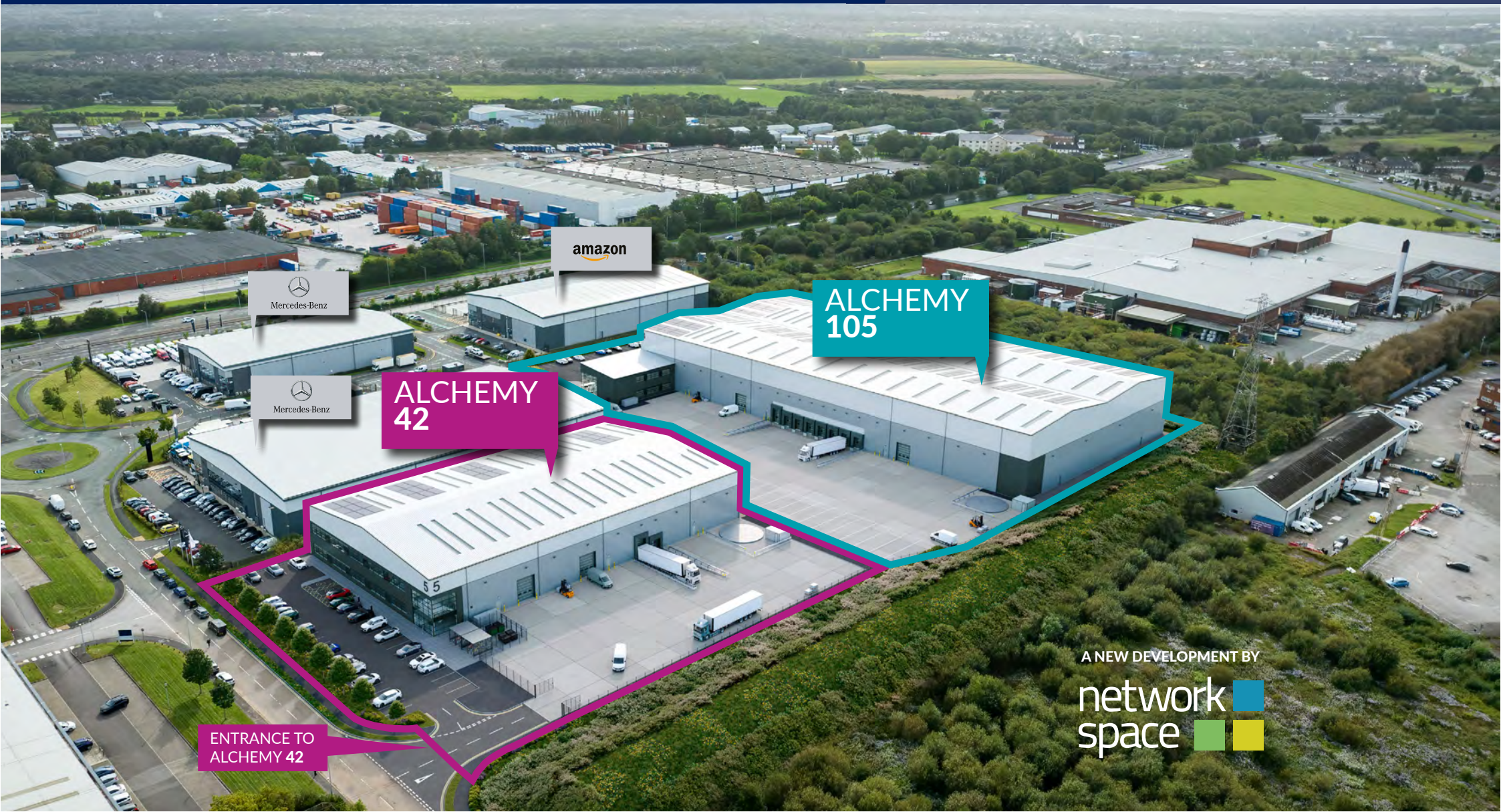


# Alchemy<sup>105</sup><sub>&42</sub>

ALCHEMY BUSINESS PARK / KNOWSLEY L33 7AQ / JUNCTION 4 M57

## To Let

- 2 DESIGN & BUILD MANUFACTURING / LOGISTICS UNITS
- 105,000 SQ FT AND 42,000 SQ FT (9,768 AND 3,906 SQ M)
- DETAILED PLANNING SECURED
- UNITS DELIVERABLE WITHIN 12 MONTHS



ALCHEMY  
105

ALCHEMY  
42

ENTRANCE TO  
ALCHEMY 42

A NEW DEVELOPMENT BY

network  
space





## An Established and Successful Business Location

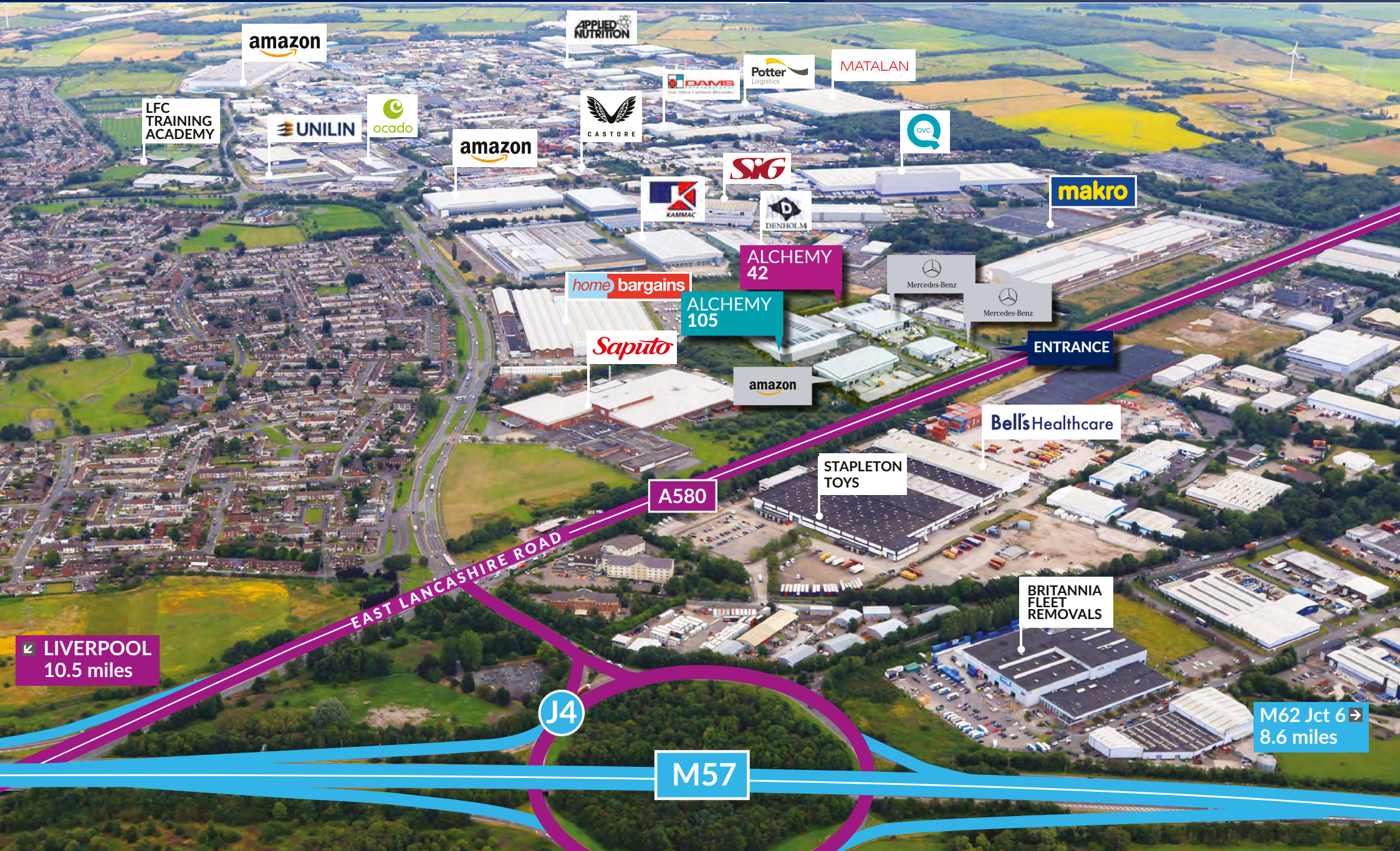
Knowsley Business Park is one of the largest employment areas in the UK.

There are over 1,000 companies operating from 1,200 acres.

Alchemy 105 and 42 are an additional 2 new industrial units situated on the well established and successful Alchemy Business Park which is prominently located fronting the A580 East Lancashire Road, less than 1 mile from junctions 4 and 5 of the M57 and approximately 8 miles from the Port of Liverpool.

Destination	Drive Time	Distance
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	1Hr 44 Minutes	97 Miles





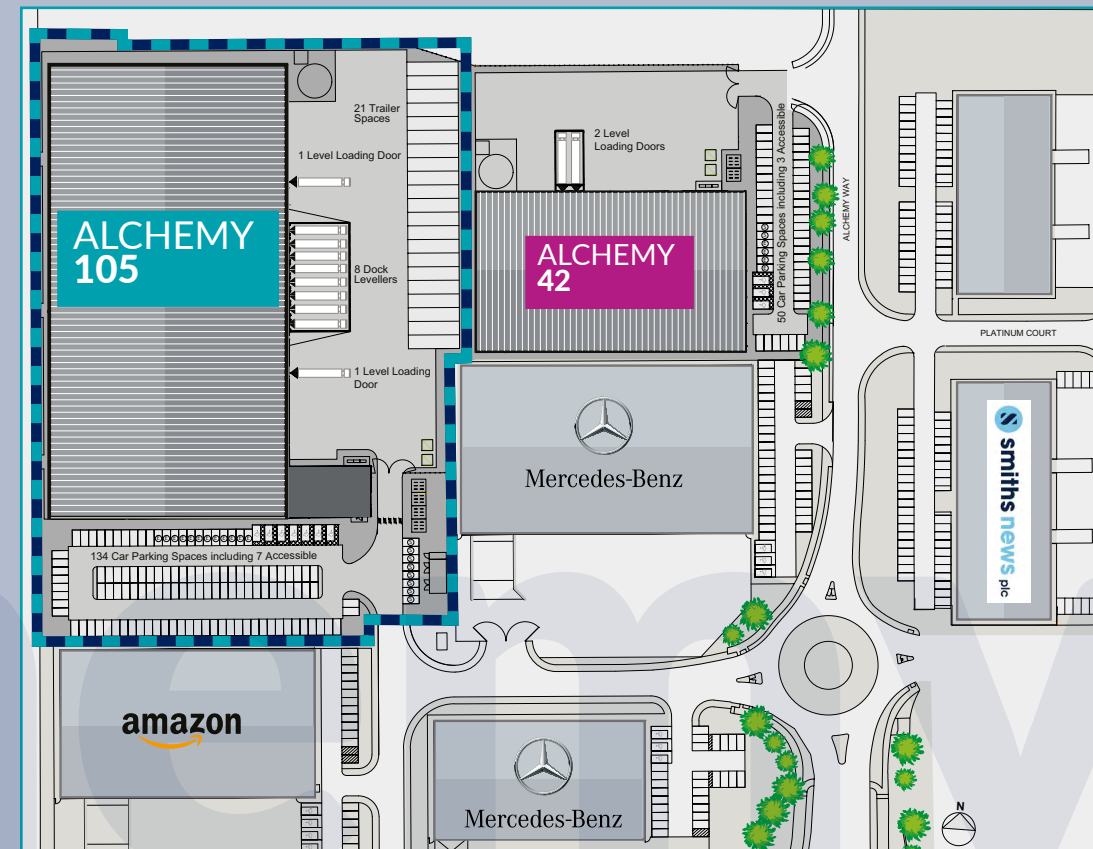


# Alchemy105 105,000 SQ FT (9,768 SQ M)



## Floor Areas

Warehouse	98,038 SQ FT	9,108 SQ M
Ground Floor Office	3,552 SQ FT	330 SQ M
First Floor Office	3,552 SQ FT	330 SQ M
<b>Total</b>	<b>105,142 SQ FT</b>	<b>9,768 SQ M</b>

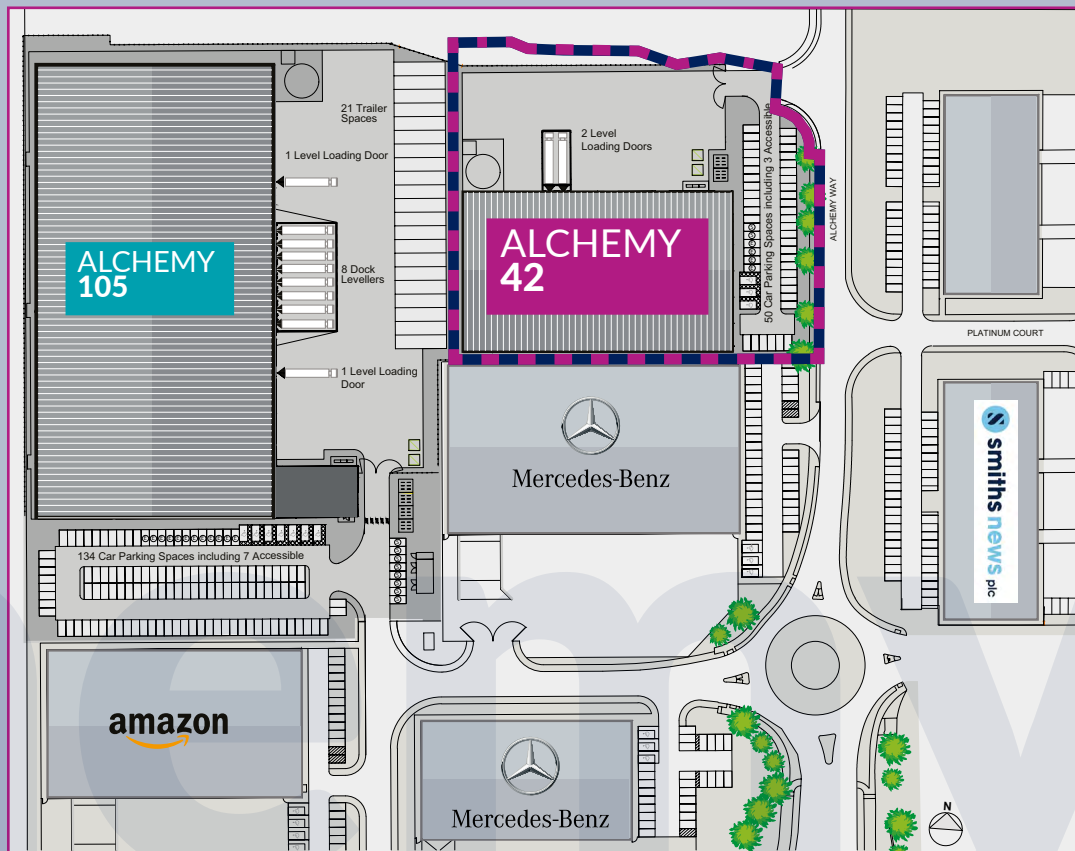


## Specification

- > 15M eaves height
- > Dedicated self-contained service yards
- > 2 Level access loading doors
- > 8 Dock level loading
- > 127 Dedicated staff car parking
- > 7 Accessible car parking
- > 3 phase power
- > 50 kn/m<sup>2</sup> floor loading
- > Secure gated yard, depth of 50M

# Alchemy42

42,000 SQ FT (3,906 SQ M)



## Floor Areas

Warehouse	38,621 SQ FT	3,588 SQ M
First Floor Office	3,423 SQ FT	318 SQ M
<b>Total</b>	<b>42,044 SQ FT</b>	<b>3,906 SQ M</b>

## Specification

- > 10M eaves height
- > Dedicated self-contained service yards
- > 2 Level access loading doors
- > 2 Dock level loading doors
- > 47 Dedicated staff car parking
- > 3 Accessible car parking
- > 3 phase power
- > 50 kn/m<sup>2</sup> floor loading
- > Secure gated yard, depth of 50M



### All electric

The buildings have been designed as all electric environments for de-carbonisation of energy supply. The UK is generating more than 50% of its electricity from renewable resources, all electric solutions will contribute to achieving zero green house gas emissions by the target date of 2050.



### Photovoltaic

Alchemy 105 and 42 feature roof mounted solar panels, with the facility to fit additional capacity according to a client's requirements.



### EV charging points

Minimum of 10% of spaces dedicated to vehicle charging.



### Low carbon construction materials

Network Space's aim is to create embodied small carbon footprint, which can significantly contribute to reducing the time it takes for a building to become carbon neutral.



### Energy Performance Certificate A

Target EPC rating A for both units.



### Sustainable drainage solutions

Urban drainage system absorbs surface water. The system reduces the burden on the existing drainage system and will mitigate flooding, improve water quality and support biodiversity



### BREEAM 'Excellent'

Alchemy 105 and 42 will target BREEAM 'Excellent'





Alchemy Business Park is in a prime location within easy reach of Liverpool, Warrington and Manchester



Alchemy Business Park is located within the Merseyside region. Nearly 1.2 million people live within the peak hour's journey to the work area of Knowsley and 68.5% of them are of working age.

**Alchemy<sup>105</sup>&<sup>42</sup>**



The average salary for a warehouse operative is £20,943 in Knowsley



Approximately 42,000 people work in the logistics and distribution sector



Average weekly pay in the Knowsley area is £670.10 compared to the national average £683.40



Knowsley is a key contributor to the Liverpool City Region's economy. In 2021 Knowsley's GVA was estimated at £4bn - 11.3% of the LCR economy



The Port of Liverpool, is the country's leading transatlantic port. It is a major gateway for commerce serving more than 100 global destinations with 45% of trade coming from the USA. The Seaforth Container Terminal, at Liverpool 2, handles circa 700,000 containers a year.

Liverpool City Region achieved Freeport Status in March 2021. It is one of eight locations across the UK which benefits from beneficial tax rules / breaks. It is estimated that the creation of a multi-gateway, multi-modal Freeport will contribute around £850m GVA, creating 14,000 jobs. It will enable key sites across the Liverpool City Region to attract new investment giving the region a massive boost and encouraging further investment.

At Freeports goods can be imported, manufactured and re-exported without being subject to customs checks, paperwork or tariffs.



what3words

extremely•tender•assets





Network Space is a family owned business which began in 1982 and has since created and modernised nearly 10 million sq ft of industrial property in over 150 locations. Network space is committed to delivering sustainable, long term value and has a pipeline of nearly 1 million sq ft of develop-able space within the next 2-3 years, as well as a further 500 acres of industrial development land across the North of England.

[www.alchemybusinesspark.com](http://www.alchemybusinesspark.com)

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars.

## Terms

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

## 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

## Contact

For further information or to arrange a viewing please contact the joint agents.

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