



# TO LET

Industrial units from 6,000 – 14,000 sqft



Under construction, available Aug 2024

Prominently located within Knowsley Industrial Estate, Liverpool L33 7AR

ENTER

Venus 210

David Lloyd Gym

Academy Business Park

Ocado

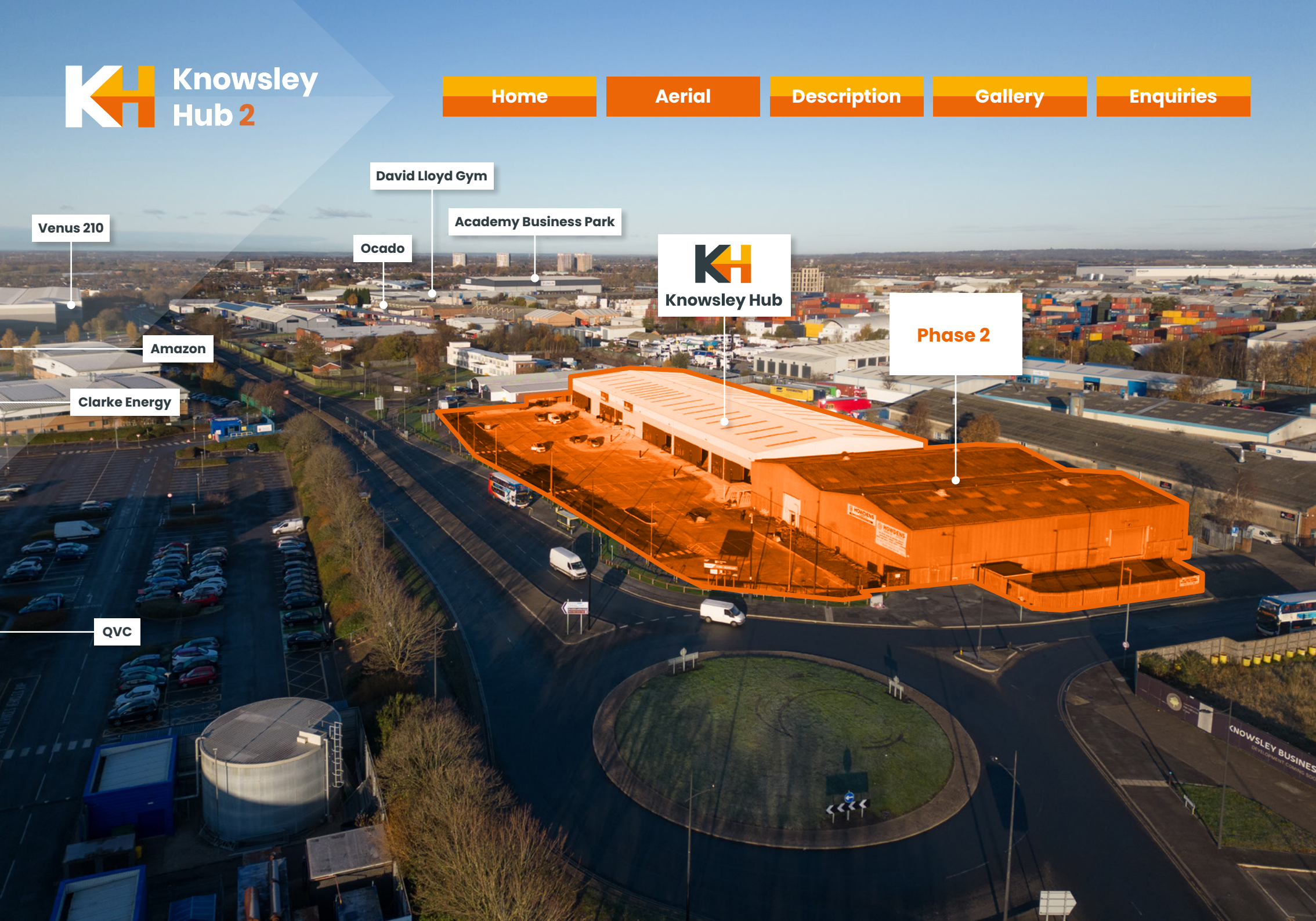
**KH**  
Knowsley Hub

Amazon

Clarke Energy

Phase 2

QVC



## Description

Redsun are delivering a scheme of industrial / trade counter units at this high profile location within Knowsley Industrial Estate.

### The units will be built to the following specification:

- ▶ 6.30m clear internal height
- ▶ 40KN warehouse floor loading
- ▶ 3-phase power supply
- ▶ 4m wide automatic loading doors
- ▶ Customer parking and servicing areas
- ▶ EV charging points



Phase 1



Phase 1



Phase 1



Phase 1



Phase 2

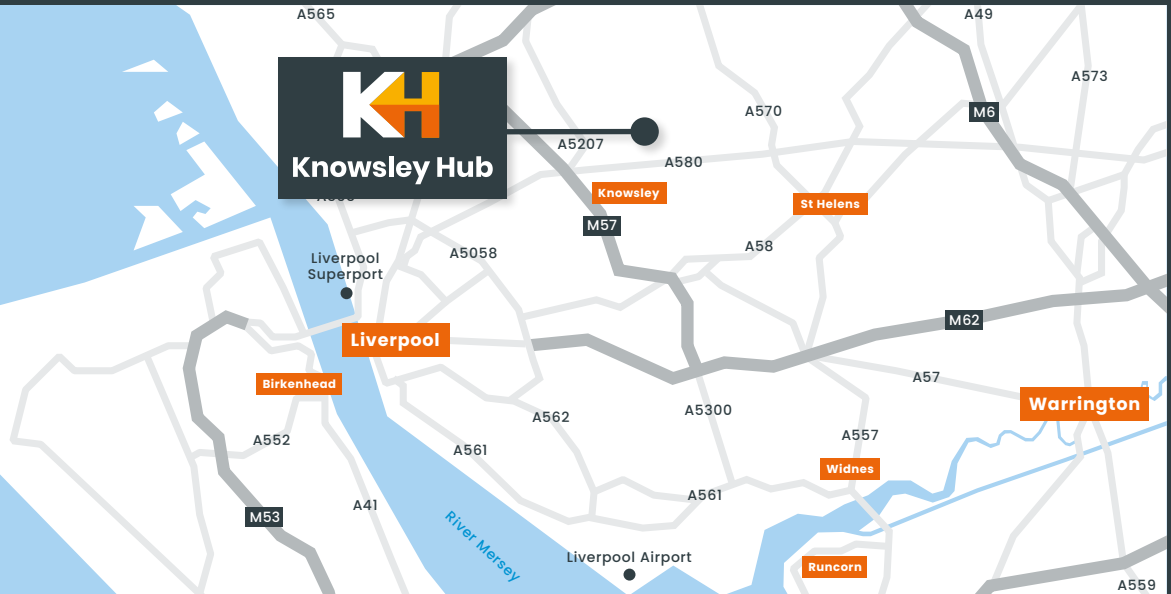


Phase 2



### Drive times

Liverpool city centre	28 mins
Warrington	28 mins
St Helens	13 mins
Wigan	32 mins
Liverpool Airport	15 mins
Liverpool Superport	30 mins
M57	6 mins
M62	12 mins



For all enquiries please contact the joint agents:



**Remi Smith**

07908 794551

[remi.smith@avisonyoung.com](mailto:remi.smith@avisonyoung.com)



**Alex Perratt**

0151 675 5000

[Alex@b8re.com](mailto:Alex@b8re.com)

A development by



**Code for leasing business premises**

Please be aware of the RICS Code for Leasing Business Premises which is found **here**. We recommend you obtain professional advice if you are not represented.

The Agents for themselves and for the Seller/Lessor of this property give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. February 2024. Bella Design & Marketing [www.belladesign.co.uk](http://www.belladesign.co.uk)