ACADEMY BUSINESS PARK

LEES ROAD KNOWSLEY **LIVERPOOL** L33 7SA

TO LET

TRADE COUNTERS/
BUSINESS UNITS

3,067 - 6,200 SQ. FT.

ONE OF THE COUNTRY'S LARGEST PRIVATE PROPERTY DEVELOPER AND INVESTMENT MANAGEMENT COMPANIES.

Orbit Developments

Orbit Developments is the commercial division of The Emerson Group and was established in 1971 by Peter Emerson Jones. Since then the company has grown to be one of the country's largest private commercial property developers and investment management companies with an extensive portfolio of over 250 buildings across 7.5 million sq ft.

Our experienced team manages a seamless provision of all services direct to our clients and aim to meet their individual requirements by working together with clients on specific requests and by creating tailored packages.

Our dedicated in-house facilities management team are responsible for the day to day management of the portfolio and liaison with our clients. Academy Business Park has a scheme manager working alongside the facilities management team providing immediate client facing support.

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Academy Business Park is situated in the heart of Knowsley Industrial Park, the principal logistics and industrial area within the Borough and the largest industrial area in the Liverpool City Region, home to over 600 businesses.

Academy is located on one of the main arterial routed which connects Liverpool to Manchester. Junction 4 of the M57 is a three minute drive from the park allowing quick and easy access to the M62 and M6.

The modern-style, high quality business units will benefit from:

- **Competitive rental and incentive packages**
- **Flexible and adaptable warehouse space to suit a variety of end user requirements**
- **6 meter eaves height**
- **Larger roller shutter access for HGV deliveries**
- **3-phase electricity supply, water and gas being connected**
- **Car parking spaces**
- **24 hour manned security, 365 days a year, with CCTV coverage**

BESPOKE REQUIREMENTS CAN BE ACCOMMODATED TO SUIT AN OCCUPIERS REQUIREMENTS

Lease Terms The premises are available on a new lease to be agreed.

EPC An energy performance certificate will be provided on completion.

COMPANIES ALREADY ESTABLISHED AT ACADEMY BUSINESS PARK

LiverPrint · Associates of Cape Cod International · Screwfix · Rexel · Costa Coffee · Wendy's · Esso · Greggs · Morrisons · Popeyes Louisiana Kitchen

- **BUSINESS UNIT 1A** OCCUPIED
- **BUSINESS UNIT 1A** (1) OCCUPIED
- **BUSINESS UNIT 1B** OCCUPIED
- **BUSINESS UNIT 1B** (1) OCCUPIED
- **BUSINESS UNIT 1C** 3,067 SQ.FT. (285 SQ.M.)
- **BUSINESS UNIT 1C** (1) 3,100 SQ.FT. (288 SQ.M.)
- **BUSINESS UNIT 1D** OCCUPIED
- **BUSINESS UNIT 1E** OCCUPIED

ACADEMY BUSINESS PARK

LOCATION

Knowsley is a well-established business location that has attracted a wide range of companies such as QVC, Makro, Matalan and Vertex – along with leisure provider David Lloyd Health Clubs and Liverpool Football Club's Academy, which adjoin the Academy Business Park site.

Both Liverpool John Lennon Airport and Manchester Airport are within easy-driving distances, offering a full range of facilities for passengers and cargo transporters alike. The port of Liverpool is just under 9 miles from the business park, where the £400m Liverpool2 scheme is set to provide north based exporters with a more competitive route to international markets.

Academy Business Park is located on one of the main arterial routes which connects Liverpool to Manchester. Junction 4 of the M57 is a three minute drive from the park, allowing access to the M62 in under 10 minutes and M6 in just 15 minutes.

DEMOGRAPHICS

2.9 MILLION PEOPLE OF WORKING AGE

DRIVE TIMES

45 MINS | **30 MINS**

1.14 MILLION PEOPLE OF WORKING AGE

KNOWSLEY'S BUSINESS BASE HAS GROWN FOR 9 CONSECUTIVE YEARS

SKILLED LABOUR POOL

670,000
PEOPLE EMPLOYED IN SKILLED OCCUPATIONS

264,000
EMPLOYED IN MANUFACTURING

HOME TO AROUND 3,700 BUSINESSES INCLUDING BIG NAMES LIKE JAGUAR LAND ROVER, QVC AND MATALAN

A KEY CONTRIBUTOR TO THE LIVERPOOL CITY REGION'S £28 BILLION ECONOMY

HGV DRIVE TIMES

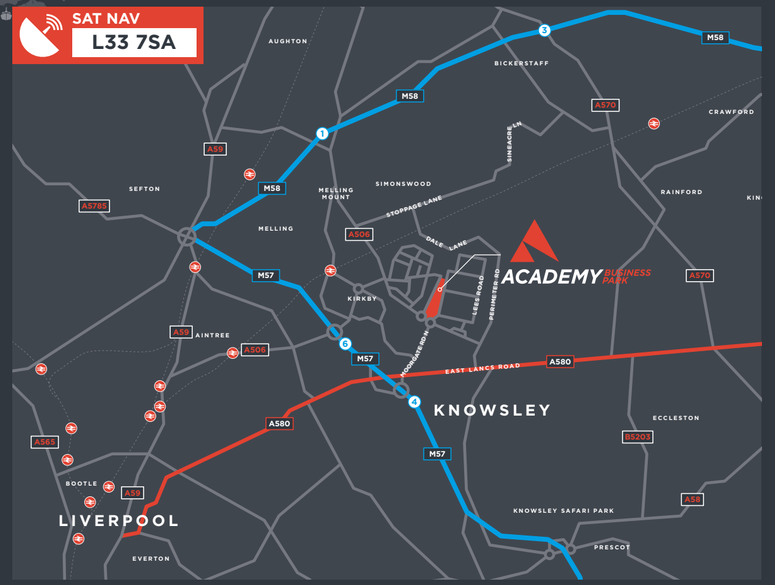
- 1.5 HOURS
- 3 HOURS
- 4.5 HOURS

HOME TO OVER 600 BUSINESSES AND BENEFITS FROM EASY ACCESS TO THE EAST LANCASHIRE ROAD (A580), M57 AND THE WIDER MOTORWAY NETWORK

DRIVE TIMES

Liverpool Euro Rail Terminal (Seaforth)	7 miles
Liverpool Freeport Terminal (Bootle)	7 miles
Liverpool Ferry Terminals (Princes Parade)	8 miles
Liverpool City Centre	9 miles
Liverpool John Lennon Airport	15 miles
Warrington	19 miles
Manchester City Centre	33 miles
Manchester Airport	36 miles
Chester	36 miles
Cardiff	201 miles
Glasgow	212 miles
London	212 miles

SAT NAV **L33 7SA**



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