



# MOORGATE POINT

MOORGATE ROAD, KNOWSLEY, LIVERPOOL L33 7XW

TO LET **UNITS 2&3** WAREHOUSE / INDUSTRIAL UNITS

# 138,074 SQ FT

ENTER

- FULLY RACKED
- 7,500+ PALLET LOCATIONS
- FULLY SPRINKLERED, HEATED & LIT
- EAVES HEIGHT 7.2 TO 7.6 METRES
- DOCK LEVEL & LEVEL ACCESS LOADING
- GANTRY CRANAGE
- LORRY PARKING
- CCTV
- TRUCK CHARGERS / FAST DOORS
- DIRECT ACCESS TO PORTS AND
- MOTORWAY NETWORK



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[HOME](#)

[DESCRIPTION](#)

[ACCOMMODATION](#)

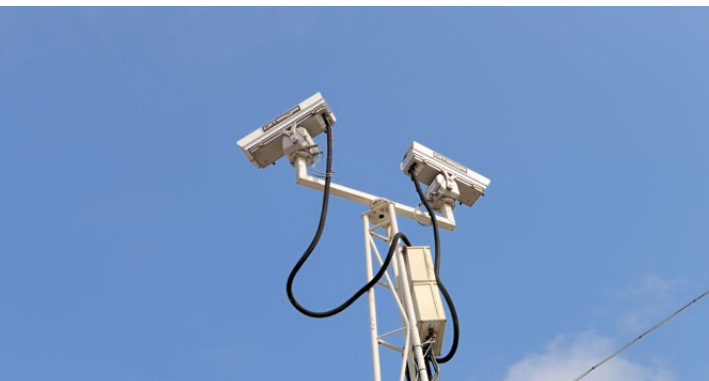
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## KNOWSLEY INDUSTRIAL PARK

Knowsley Industrial Park is the largest business park in Merseyside and has expanded rapidly over the last 10 years. It is now home to many local, national and international companies including SIG, Home Bargains, Matalan, B&M Bargains, News International, St Ivel, DHL and Toyota.

## DESCRIPTION

Moorgate Point is a self contained industrial and office facility comprising over 450,000 sq ft on a site of 27 acres, with extensive frontage to Moorgate Road. The property is easily divisible and units are available from 50,000 sq ft up to 330,000 sq ft, together with a separate two-storey office facility providing suites up to 20,000 sq ft approx. The property offers 21,000 pallet locations, good eaves height and extensive loading.

## SPECIFICATION

### WAREHOUSE/MANUFACTURING ACCOMMODATION

- Fully sprinklered
- Fully racked
- Eaves height 7.2 to 7.6 metres
- Extensive loading areas
- Gantry craneage

### OFFICES

- Perimeter trunking
- Central heating
- Suspended ceilings
- Fully sprinklered

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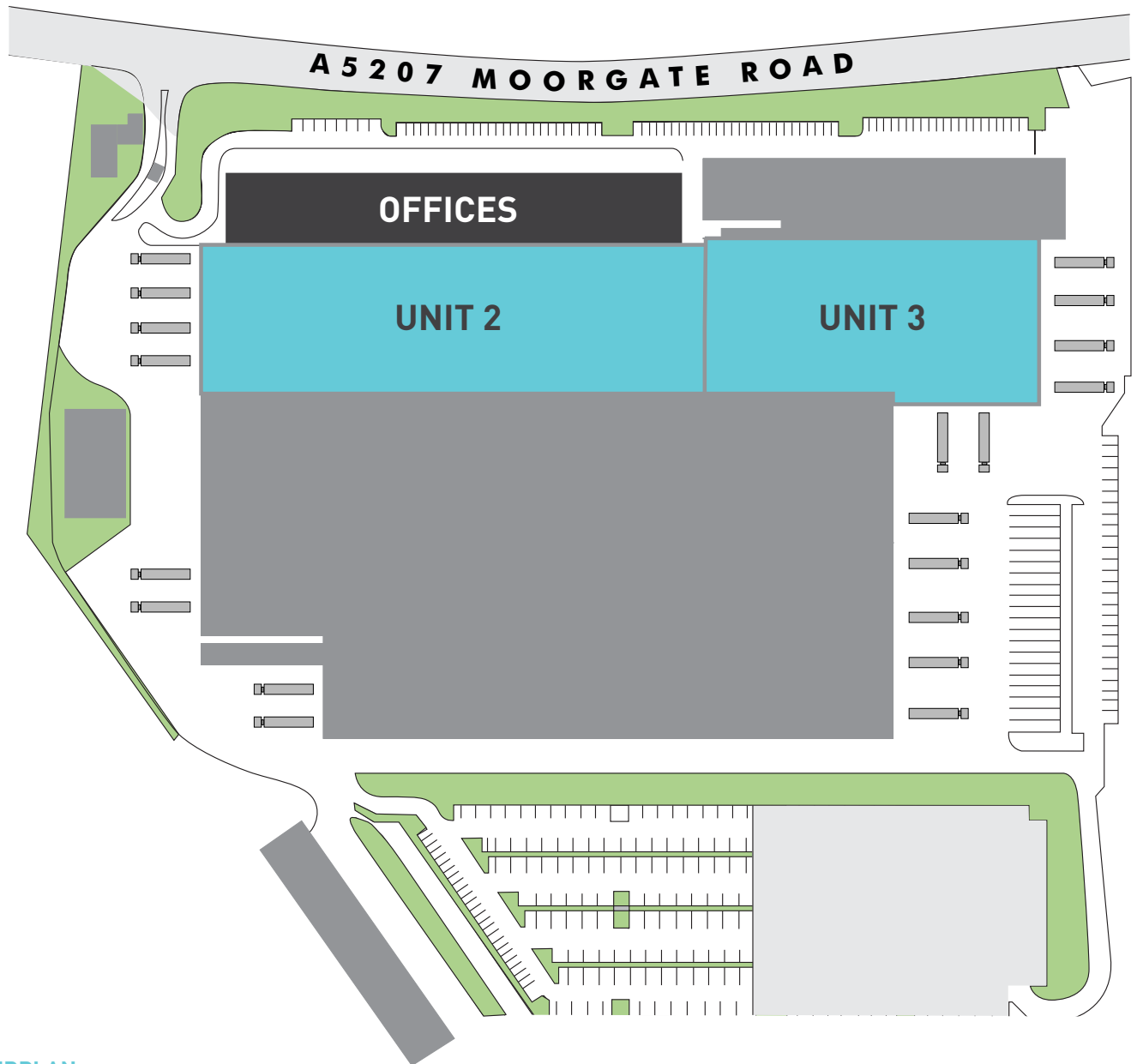
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## ACCOMMODATION

Warehouse	Sq m	Sq ft
Unit 2	8,175	87,994
Unit 3	4,653	50,080
<b>Total</b>	<b>12,828</b>	<b>138,074</b>
Offices	3,893	41,908



MASTERPLAN

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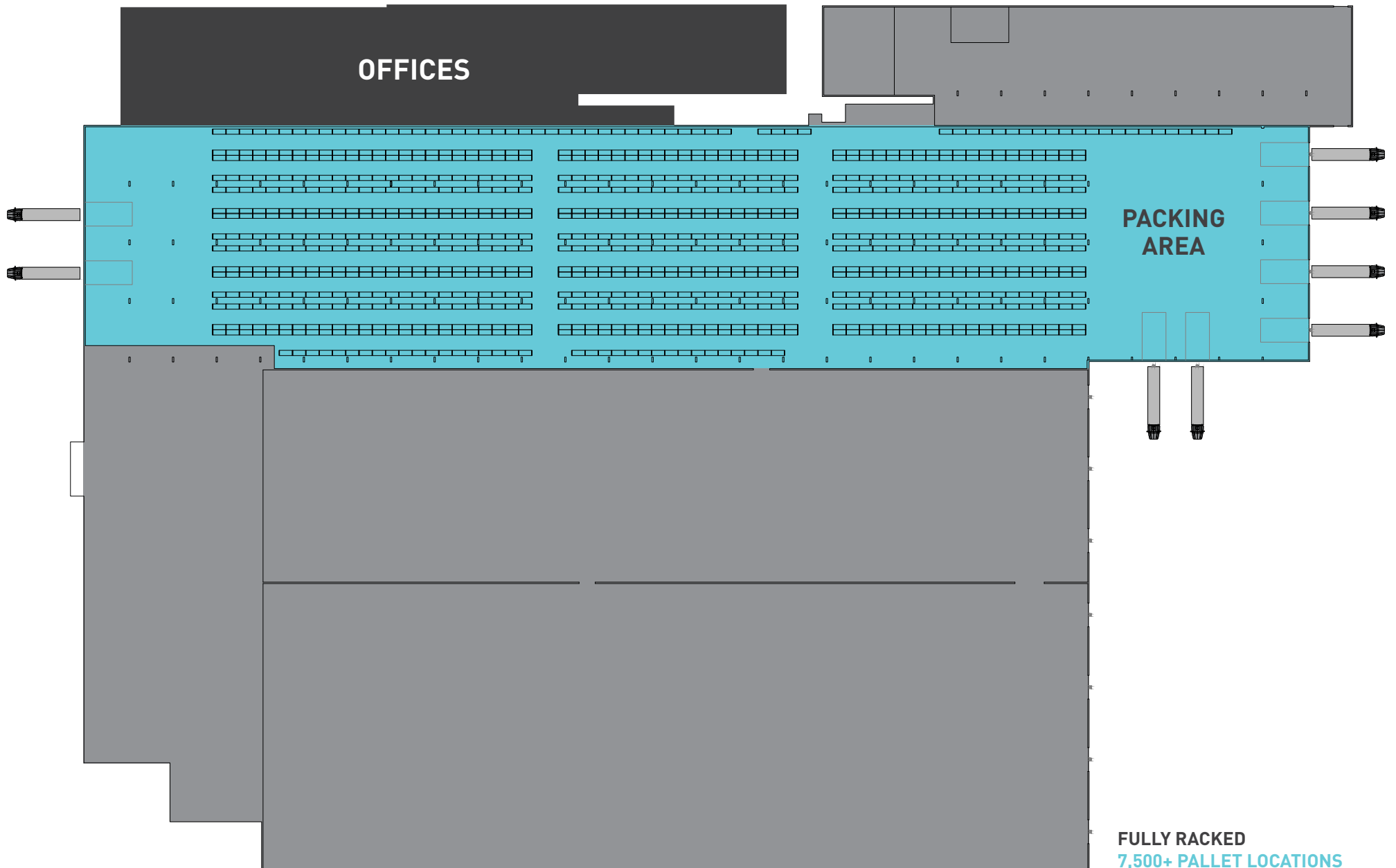
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FULLY RACKED  
7,500+ PALLET LOCATIONS

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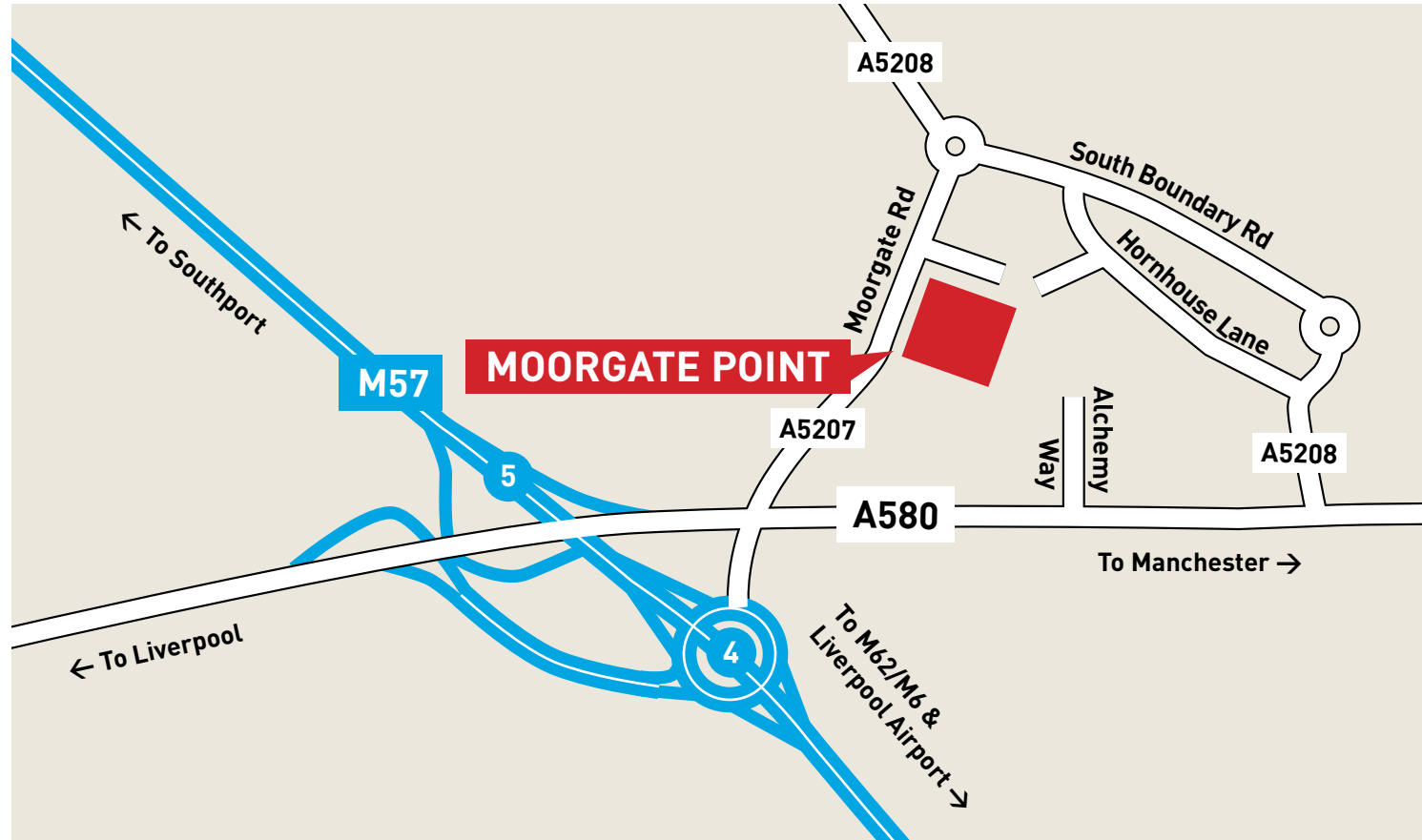
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## LOCATION

Moorgate Point is strategically located on Moorgate Road adjacent to Dairy Crest, just off the A580 (East Lancs Road) and quarter of a mile from Junction 4 and 5 of the M57. The property has extensive frontage to Moorgate Road and is located to service the Northwest via the M62, M57 and M58. Liverpool John Lennon Airport is within 15 minutes drive time. The Port of Liverpool is within 10 minutes drive of Moorgate Point.



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M57

JCT 4

To Liverpool

A580

To Manchester

MOORGATE ROAD

MOORGATE POINT

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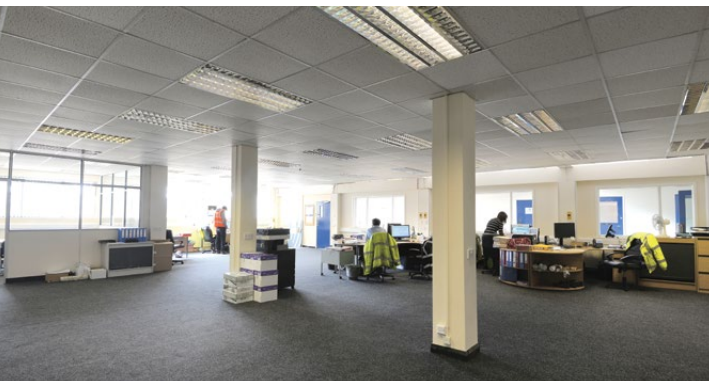
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## TERMS

New full repairing and insuring lease on terms to be agreed.

The additional land is available by separate negotiation.

## VIEWING

By appointment with the sole letting agent  
Littler & Associates.

**LITTLER  
& ASSOCIATES**

**0161 237 1873**

[www.littlerandassociates.co.uk](http://www.littlerandassociates.co.uk)

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