



**ACADEMY** BUSINESS  
PARK

LEES ROAD KNOWSLEY LIVERPOOL L33 7SA

[WWW.ACADEMYBUSINESSPARK.CO.UK](http://WWW.ACADEMYBUSINESSPARK.CO.UK)

**TO LET**

TRADE COUNTERS/  
BUSINESS UNITS

**3,197 - 23,803 SQ.FT.**

**SCREWFIX**

OPENING JANUARY 2022



**AVAILABLE**  
**SUBJECT TO PRE-LET**



THE ACADEMY  
LIVERPOOL FOOTBALL CLUB



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

ARBOUR LANE

UNITS 4&5

UNIT 6

UNIT 7



UNIT 6C UNIT 6D UNIT 6E UNIT 6F UNDER OFFER UNIT 6G

LEES ROAD



FUTURE DEVELOPMENT  
PHASE 3 - DRIVE THRU AND  
PETROL FORECOURT



UNIT 6 DRIVE-THRU

UNIT 6B2 KIOSK

UNIT 6B KIOSK

A5208 COUNTY RD

TO A580/EAST LANCASHIRE ROAD AND M57 (JUNCTIONS 4 AND 5) →



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.



# 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

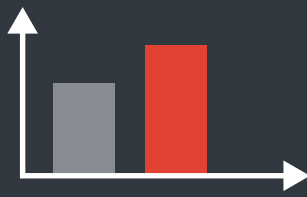
**2.9**  
MILLION  
PEOPLE OF WORKING AGE



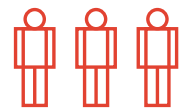
**45**  
MINS

**30**  
MINS

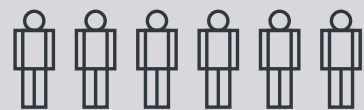
KNOWSLEY'S BUSINESS  
BASE HAS GROWN FOR  
**9** CONSECUTIVE  
YEARS



**1.14**  
MILLION  
PEOPLE OF WORKING AGE



**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

## ACADEMY BUSINESS PARK

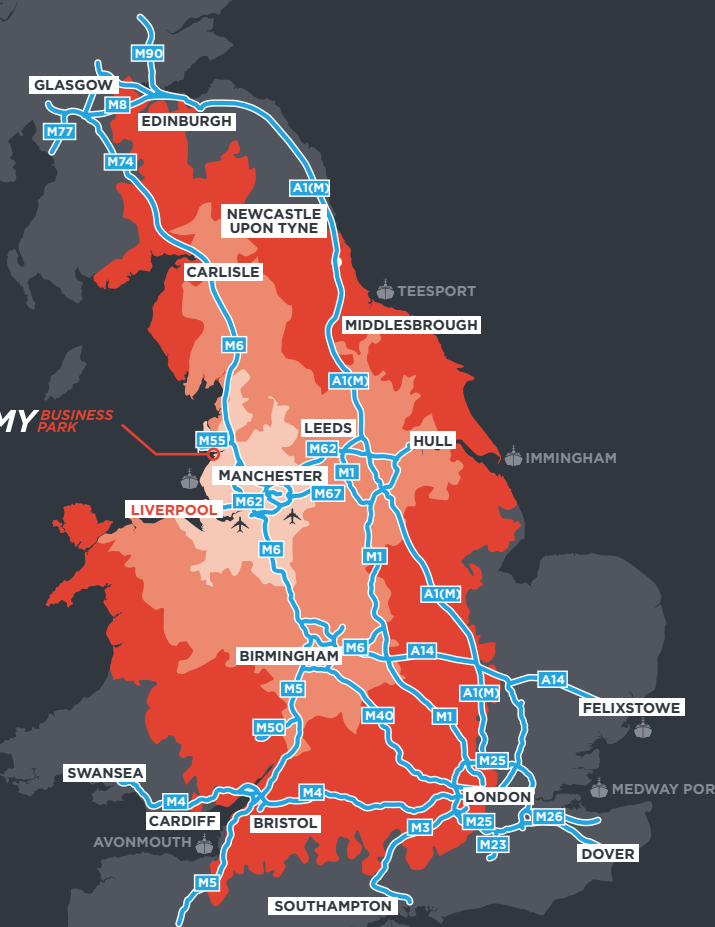


## HGV DRIVE TIMES

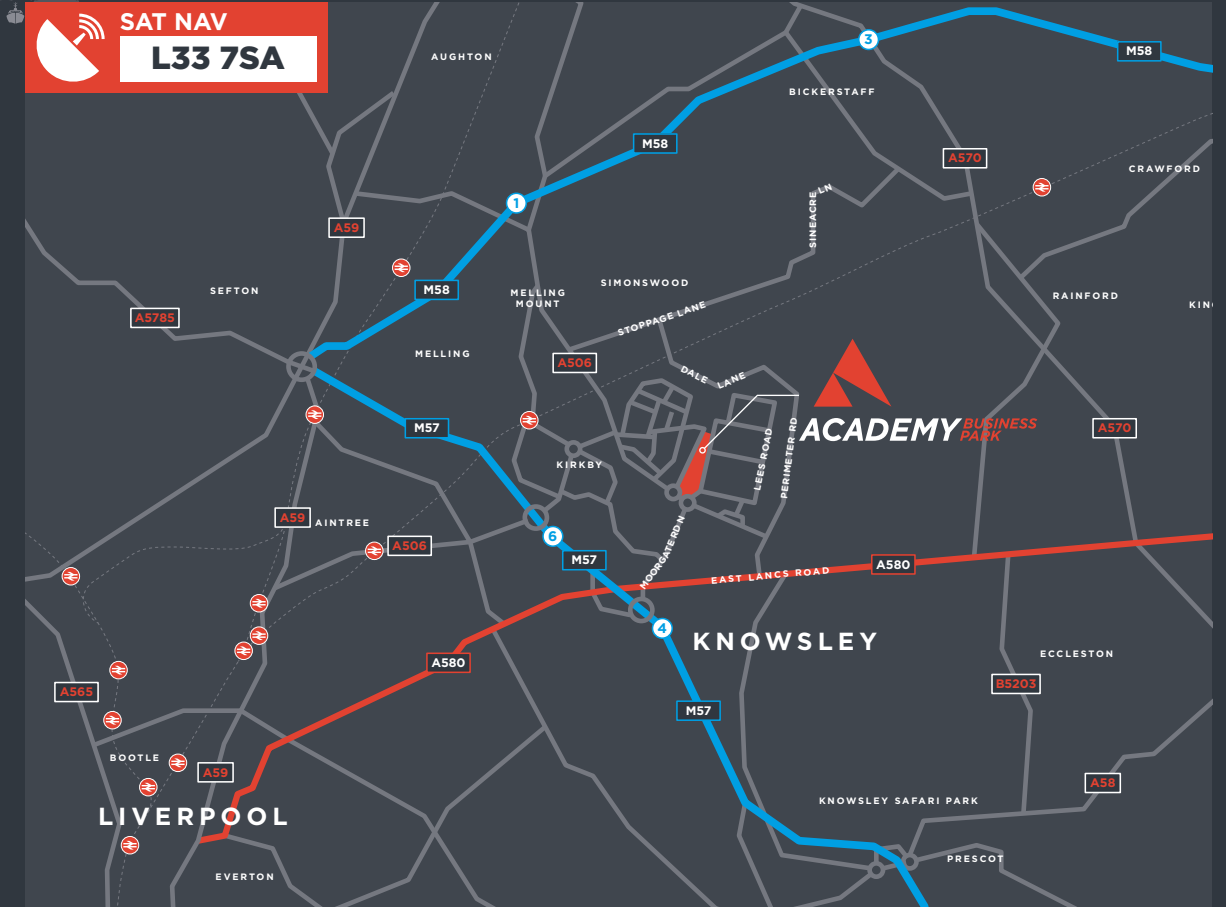
- 1.5 HOURS
- 3 HOURS
- 4.5 HOURS



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



SAT NAV  
**L33 7SA**



## 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





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## FURTHER INFORMATION

Contact **Dennis Dwyer**

**Orbit**  
**Developments**  
A MEMBER OF THE EMERSON GROUP

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[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)



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