

# **TO LET**

# TRADE COUNTERS/ BUSINESS UNITS

3,197 - 23,803 SQ.FT.



# **ACADEMY ACADEMY** LIVERPOOL FOOTBALL CLUB ONE OF THE COUNTRY'S LARGEST PRIVATE PROPERTY DEVELOPER AND INVESTMENT MANAGEMENT COMPANIES. ARBOUR LANE SUBWAY\* LEES ROAD UNITS 4&5 **Orbit ACADEMY** TRADE COUNTERS UNIT 6C SCREVFIX **Developments**A MEMBER OF THE EMERSON GROUP **TOOLSTATION** PHASE 3 - DRIVE THRU AND PETROL FORECOURT ACADEMY 7.5 million sq ft. 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

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 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
- Office space with kitchenette and toilet provision
- 3-phase electricity supply, water and gas being connected
- Electric roller shutter to all office entrances
- Car parking spaces
- 24 hour manned security, 365 days a year, with CCTV coverage

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

**REQUIREMENTS** 

REQUIREMENTS

ACCOMMODATED TO

SUIT AN OCCUPIERS

BESPOKE

CAN BE

**EPC** An energy performance certificate will be provided on completion.

BUSINESS UNIT 1A

**BUSINESS UNIT 1B** 

3,100 SQ.FT. (288 SQ.M.)

3,067 SQ.FT. (285 SQ.M.)

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3,100 SQ.FT. (288 SQ.M.)

6,124 SQ.FT. (569 SQ.M.)

6,124 SQ.FT. (569 SQ.M.)

**BUSINESS UNIT 1B** (1)

**BUSINESS UNIT 1C** 

**BUSINESS UNIT 1C (1)** 

**BUSINESS UNIT 1D** 

**BUSINESS UNIT 1E** 

**BUSINESS UNIT 1A**(1) **TRADE COUNTER UNIT 1G** 3,067 SQ.FT. (285 SQ.M.) 3,638 SQ.FT. (338 SQ.M.)

TRADE COUNTER UNIT 1H

3,660 SQ.FT. (340 SQ.M.)

TRADE COUNTER UNIT6C

TRADE COUNTER UNIT 1F

3.660 SQ.FT. (340 SQ.M.)

7,965 SQ.FT. (740 SQ.M.)

TRADE COUNTER UNIT 6D
3,197 SQ.FT. (297 SQ.M.)

TRADE COUNTER UNIT 6E 3,197 SQ.FT. (297 SQ.M.)

TRADE COUNTER UNIT 6F
UNDER OFFER

TRADE COUNTER UNIT 6G
OCCUPIED BY SCREVEIX.

TRADE COUNTERS/ BUSINESS UNITS TO LET 3,197 - 23,803 SQ.FT.







WINNER OF THE
COMMERCIAL
DEVELOPMENT OF
THE YEAR FOR
ACADEMY ONE



**DEMOGRAPHICS** 

PEOPLE OF WORKING AGE

**SKILLED LABOUR POOL** PEOPLE EMPLOYED IN SKILLED OCCUPATIONS 264,000 **EMPLOYED IN MANUFACTURING** 

# LOCATION

45

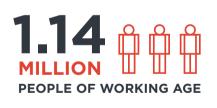
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Knowsley is a well-established business location that has attracted a wide range of companies such as QVC, Makro, Matalan and Vertex - along with leisure provider David Lloyd Health Clubs and Liverpool Football Club's Academy, which adjoin the Academy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





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



# **ACADEMY**

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



- 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** 





LEES ROAD KNOWSLEY LIVERPOOL L33 7SA

WWW ACADEMYRUSINESSPARK COUK

# FURTHER INFORMATION

Contact **Dennis Dwyer** 



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DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that: (1) These Particulars are intended 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. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition. Jan 2022