



home bargains

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**40,000**  
VEHICLES PASS  
THE SITE DAILY  
OVER **14 MILLION**  
PER ANNUM

iON@ALCHEMY



View the 360°  
aerial tour here

LIVERPOOL  
10.5 miles

Under 1 mile  
to J4 M57

MANCHESTER  
29 miles

A580

# iON@ALCHEMY

ALCHEMY BUSINESS PARK / KNOWSLEY / LIVERPOOL / L33 7XN **JUNCTION 4 M57**

**FOR SALE/TO LET**

**High profile site fronting the A580**

Suitable for a variety of uses

From 1 - 3 acres available

ENTER >>



# DESCRIPTION

The site comprises a 3.0 acre prominent site with existing access in place fronting the A580. The site is held on a clean 999 year title from 2013 and is fully available.

Potential to support a variety of industrial and roadside uses. The sale on a plot-by-plot basis would also be considered.



# LOCATION

Knowsley Industrial and Business Park is one of the largest employment areas in the UK comprising over 1,200 acres and is home to around 1,000 companies.

Alchemy Business Park is prominently located fronting the A580 East Lancashire Road, less than 1 mile from junctions 4 and 5 of the M57 and 8.3 miles from the Port of Liverpool.



Destination	Drive Time	Distance in Miles
Port of Liverpool	18 minutes	9 miles
Liverpool	31 minutes	8 miles
Liverpool John Lennon Airport	21 minutes	13 miles
Warrington	26 minutes	18 miles
Chester	42 minutes	31 miles
Preston	43 minutes	32 miles
Manchester	45 minutes	33 miles
Manchester Airport	38 minutes	35 miles
Birmingham	1 hour 44 minutes	97 miles

Source: AA Routeplanner



# DEMOGRAPHICS



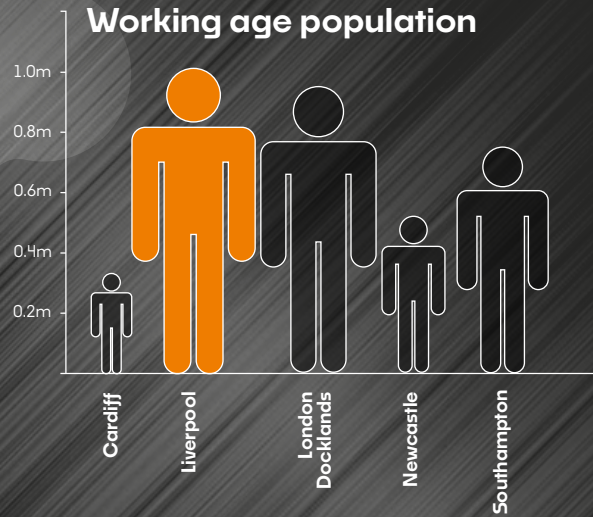
Alchemy Business Park is in a **prime location within an easy commute** of Liverpool, Warrington & Manchester. Nearly **1.2 million** people live within the peak hour's journey to work and **68.5%** of them are of working age.

(source: ONS)



The average salary for a warehouse operative is **£23,000 per annum**.

(source: ONS)



**45,870 people** work in the logistics and distribution sector.

(source: ONS)



Alchemy Business Park is located within the Merseyside region which has a **working age population of 1,429,000 people**.

(source: ONS)



Average weekly pay in the Knowsley area is **£685**.

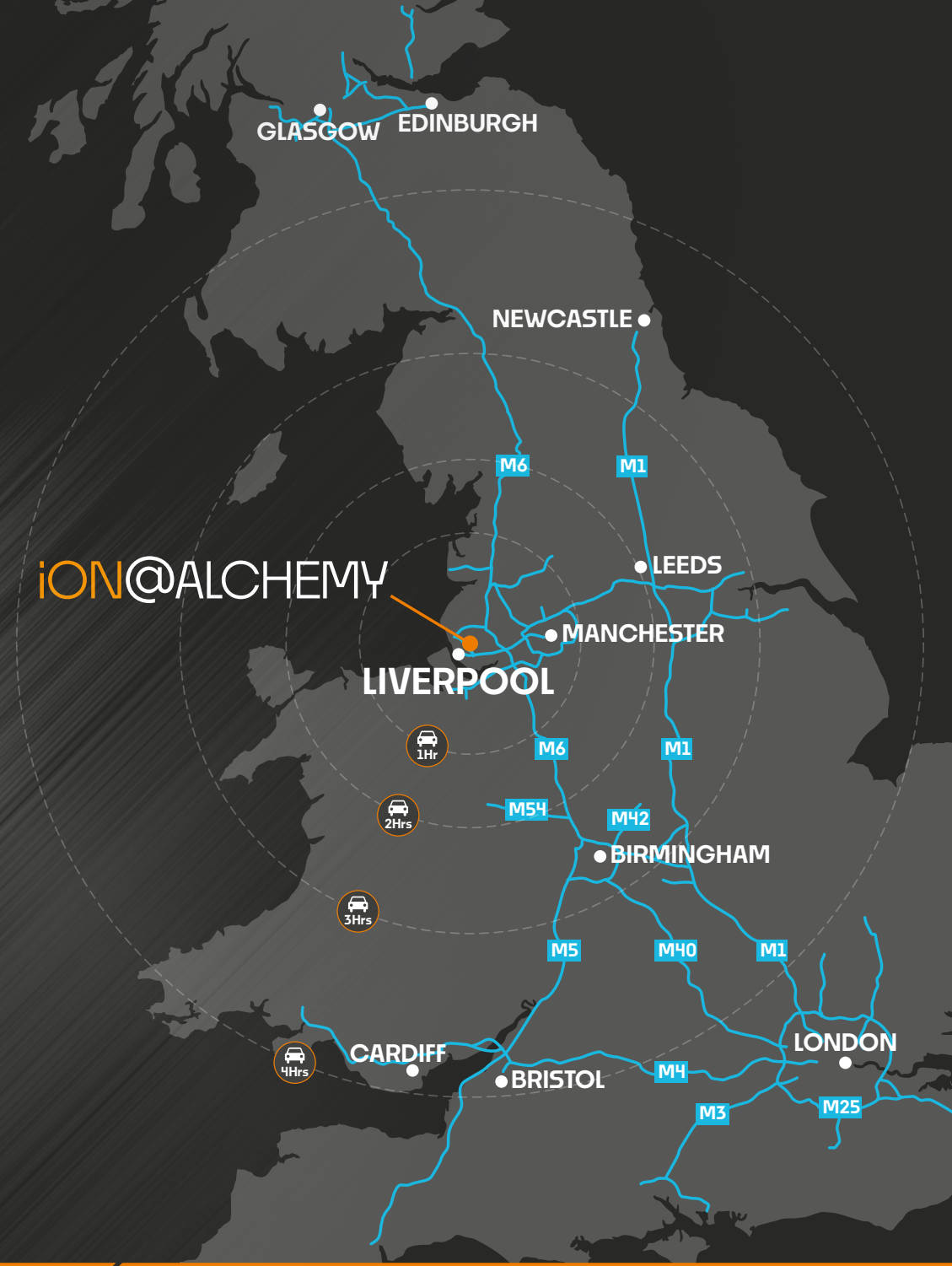
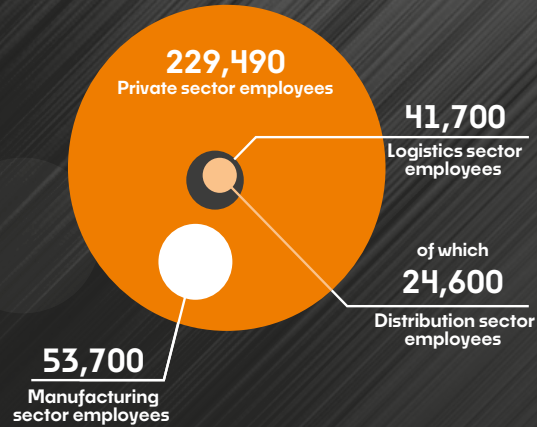
(source: ONS)



Knowsley is a key contributor to the **Liverpool City Region's £33bn economy**.

(source: ONS)

### Employment by sector in the Knowsley area





# FURTHER INFORMATION

**FOR SALE/TO LET**  
**High profile site fronting the A580**  
 Suitable for a variety of uses  
 From 1 - 3 acres (0.4 - 1.2 Hectares) available



## Terms

Terms available upon request.

## AML

Purchasers will be required to provide information to satisfy Anti-Money Laundering Regulations when Heads of Terms are agreed.

## VAT

Chargeable where applicable at the prevailing rate.

## Legals

Each party is responsible for their own legal costs.

## Grants

Qualifying companies may be eligible for grants. For full details please contact Steve McKeown at Knowsley Borough Council on 0151 443 2240.

The Agents for themselves and for the Seller/Lessor of this property who agents they are 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. September 2023. Designed and produced by Creativeworld. T: 01282 858200.

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