



# Alchemy

## Unit 6



To let / for sale new build industrial unit  
12,091 sq ft  
**Knowsley**

## The Site

The Alchemy development is transforming bare land into one of the region's shining mixed-use schemes.

Over 93,000 sq ft has already been built with future phases to include design and build warehousing up to 300,000 sq ft together with a potential hotel and leisure related scheme.

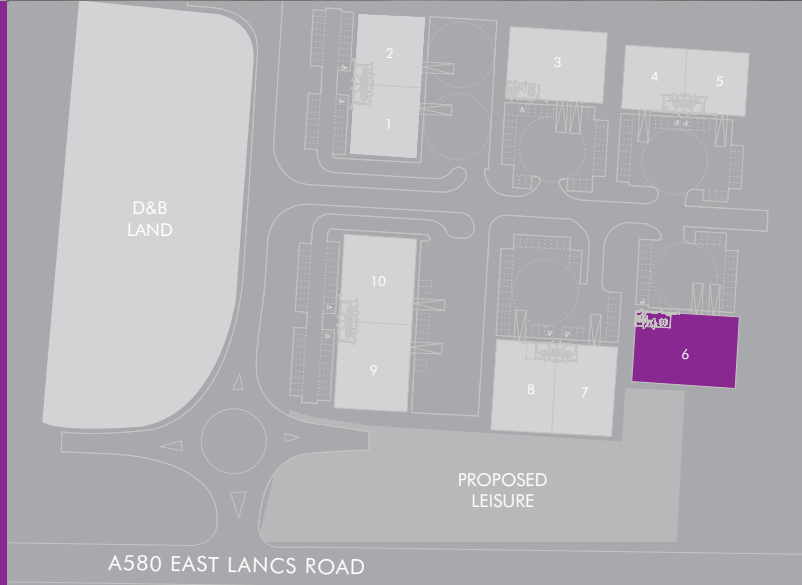


## The Details

The unit benefits from the following specifications

- Contemporary design
- 7m minimum height to underside of portal haunch
- Site CCTV
- Intruder and fire alarm system
- Fully fitted first floor offices including carpeting, lighting and central heating
- Heating and lighting to warehouse
- All mains services connected

- Full height motorised door to each unit
- Fenced yards
- Male, female and disabled toilet facilities
- Kitchenette facilities
- High quality landscaping
- 'Very Good' BREEAM rating
- 3 phase electricity
- Planning for B1, B2 and B8 uses



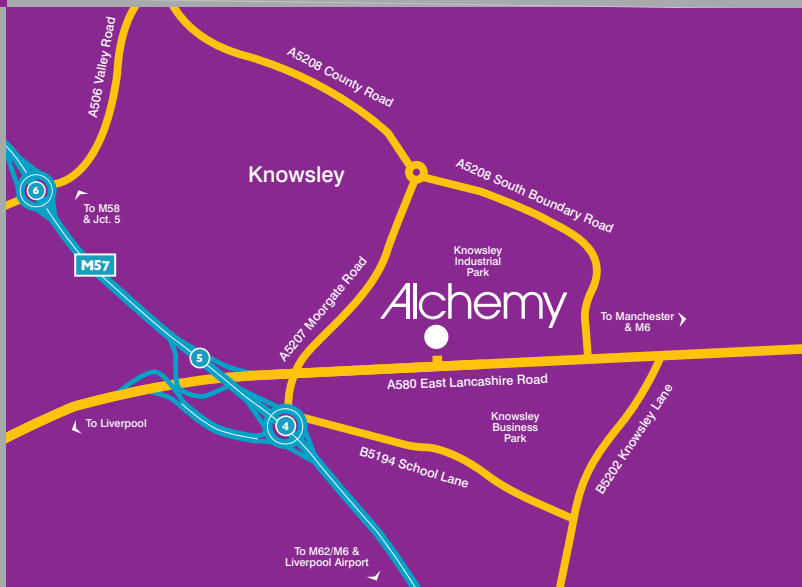
## The Location

Alchemy benefits from a highly visible and directly accessible position on the A580 East Lancashire Road, 0.5 miles east of the M57.

There is immediate access to the North West motorway network via junctions 4 and 5 of the M57 and Liverpool City Centre is approximately 6 miles to the west.

Access to national and international markets is straightforward by road, rail (West Coast and Trans-Pennine services), sea (Seaforth and Garston ports) and air (Liverpool John Lennon and Manchester airports).

SAT NAV: L33 7XN



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