



INDURENT

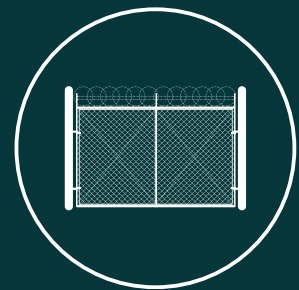
MOORGATE POINT

KNOWSLEY
L33 7XW
///PACKETS.VENUES.VOWEL

TO LET
UNIT 5: 199,250 SQ FT (18,511 SQ M)
Available Now, with flexible terms.



Part racked space.



Secure site.

Warehousing that Works.

High performance space for your business.

Moorgate Point is a secure self-contained industrial and office complex. The site extends to almost 30 acres and provides over 450,000 sq ft of Warehouse, Industrial and Workshop accommodation along with a variety of office suites to suit many occupiers.

An ideal location for the North West.

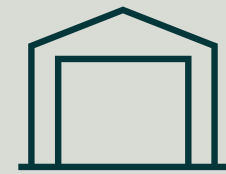
Moorgate Point is located in a prominent position at the entrance to Knowsley Industrial Park, one of the region's largest business parks. It is home to well known names such as Amazon, Matalan, Dairy Crest, QVC, DHL, Home Bargains, News International, Potter Group, Burtons Foods, B&M, SIG, Ocado, Hermes Parcels, Toyota and Britannia Storage.

Moorgate Point is strategically located on Moorgate Road just off the A580 (East Lancashire Road) and quarter of a mile from Junctions 4 and 5 of the M57. The site is ideally located to service the North West via the M62, M57 and M58.

TBC ALL ICONS

EPC C
rating

EPC C rating.



Refurbished roof.



Part of an established, well connected, business park.



The unit can accommodate racking providing 21,240 pallet positions.



On site security.

Strategic location.

Moorgate Point sits within the Liverpool City Region Freeport.

Home to the UK's biggest western facing port, handling 45% of the UK's trade from the United States, Liverpool is a natural freeport location and hub for global commerce. The Freeport area takes in a 45km diameter from the western point of Wirral Waters to the eastern point of Port Salford and includes all six of the city region's local authorities. The LCR Freeport is a multi-gateway, multi-modal zone covering 300 hectares of land and the freeport sites, which include several existing rail terminals and water-accessible locations.

Freeports are special designated areas within the UK's borders where different economic regulations apply. Eligible Businesses are able to apply for Custom Site Operators (CSO) status, which would allow them to take advantage of the following:

- Duty suspension
- Duty exemption on re-exports
- Flexibility on how duty is calculated
- Simplified customs procedures to import, export, store or processing of goods
- Streamlined processes for bringing goods into and moving goods between customs sites
- More information can be found at <https://www.liverpoolcityregion-ca.gov.uk/freeport>



Warehousing that Works.





M58

M6

AMAZON

APPLIED NUTRITION

MATALAN

LIVERPOOL FC ACADEMY

OCADO

QVC

UNILIN

AMAZON

CASTORE

EURO VAST UK

MAKRO

MOORGATE POINT

KAMMAC

NEWSPRINTERS

MERCEDES

SAPUTO DAIRY UK

A580

LIVERPOOL CITY CENTRE 7 MILES

NHS INFORMATICS

BELLS HEALTHCARE

J4

M57

Aerial Plan.

You're well-connected.



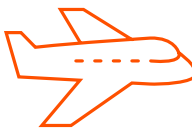
MAJOR ROADS

M57, junction 4	0.6 miles
M58, junction 1	4.3 miles
M62, junction 6	6.3 miles
M6 South, junction 21A	17.5 miles
M6 North, junction 26	16.5 miles



CITIES

Liverpool City Centre	7 miles
Manchester City Centre	32.3 miles



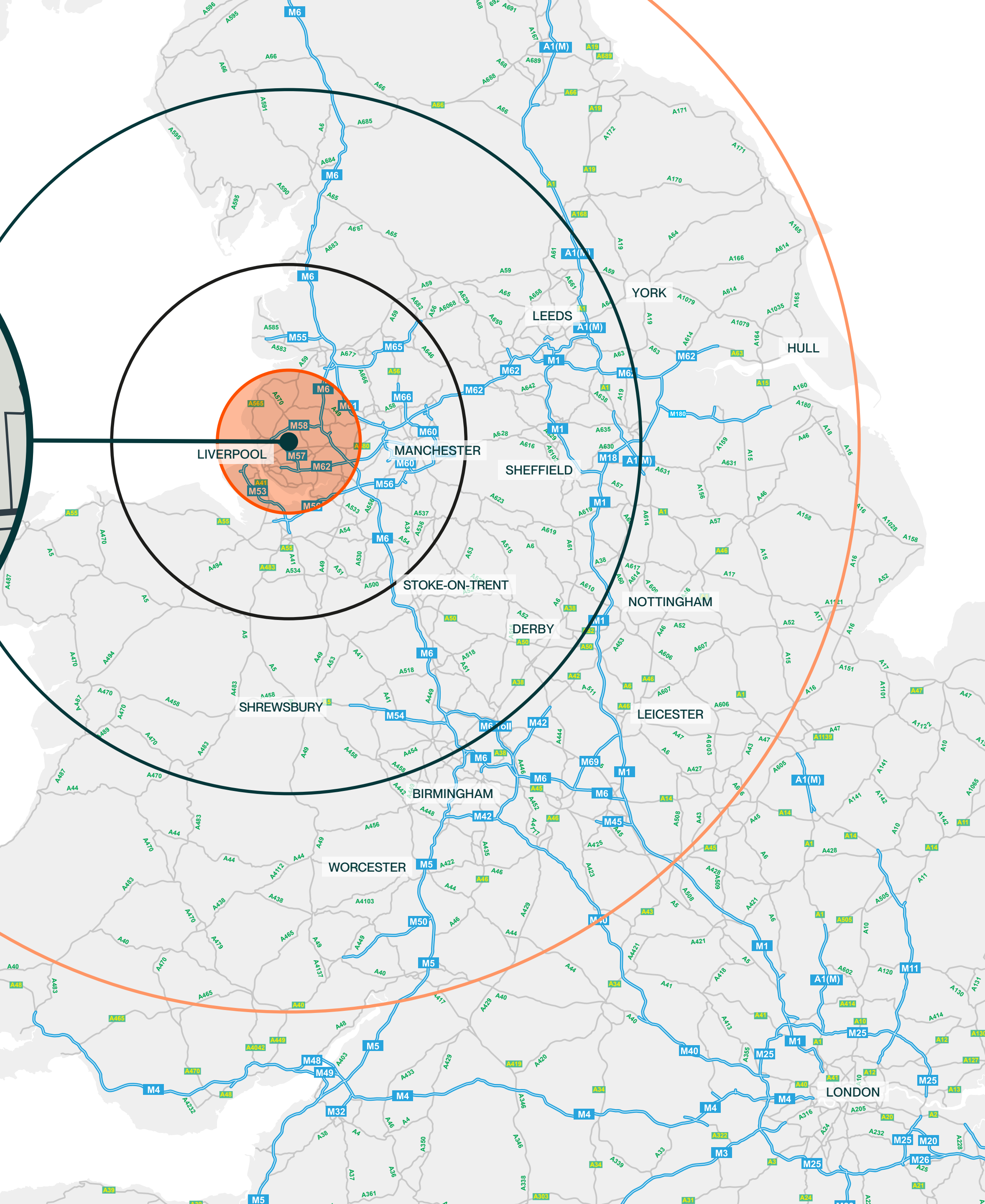
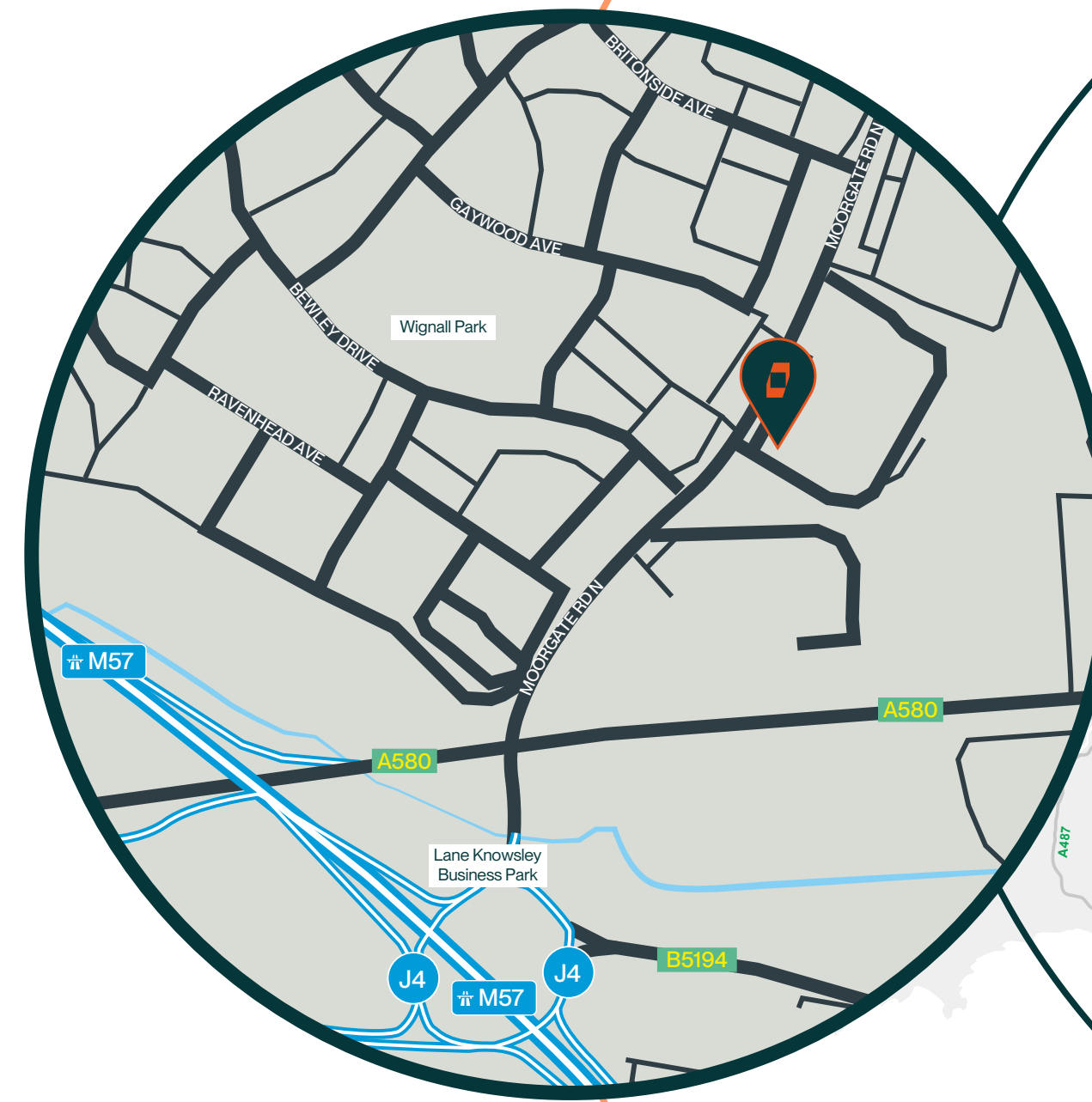
AIRPORTS

Liverpool JL Airport	13 miles
Manchester Airport	32 miles



PORTS

Liverpool Ports	8.5 miles
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Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

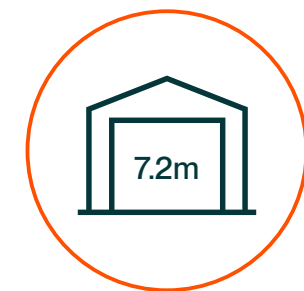


Warehousing that Works.

Schedule of accommodation.

UNIT 5	
WAREHOUSE	197,792 SQ FT (18,375.5 SQ M)
OFFICE	1,458 SQ FT (135.5 SQ M)
TOTAL	199,250 SQ FT (18,511 SQ M)
CLEAR INTERNAL HEIGHT	7.2 M
LEVEL ACCESS LOADING DOORS	7

All floor areas are approximate gross internal areas.



7.2m clear internal height



Designated parking areas



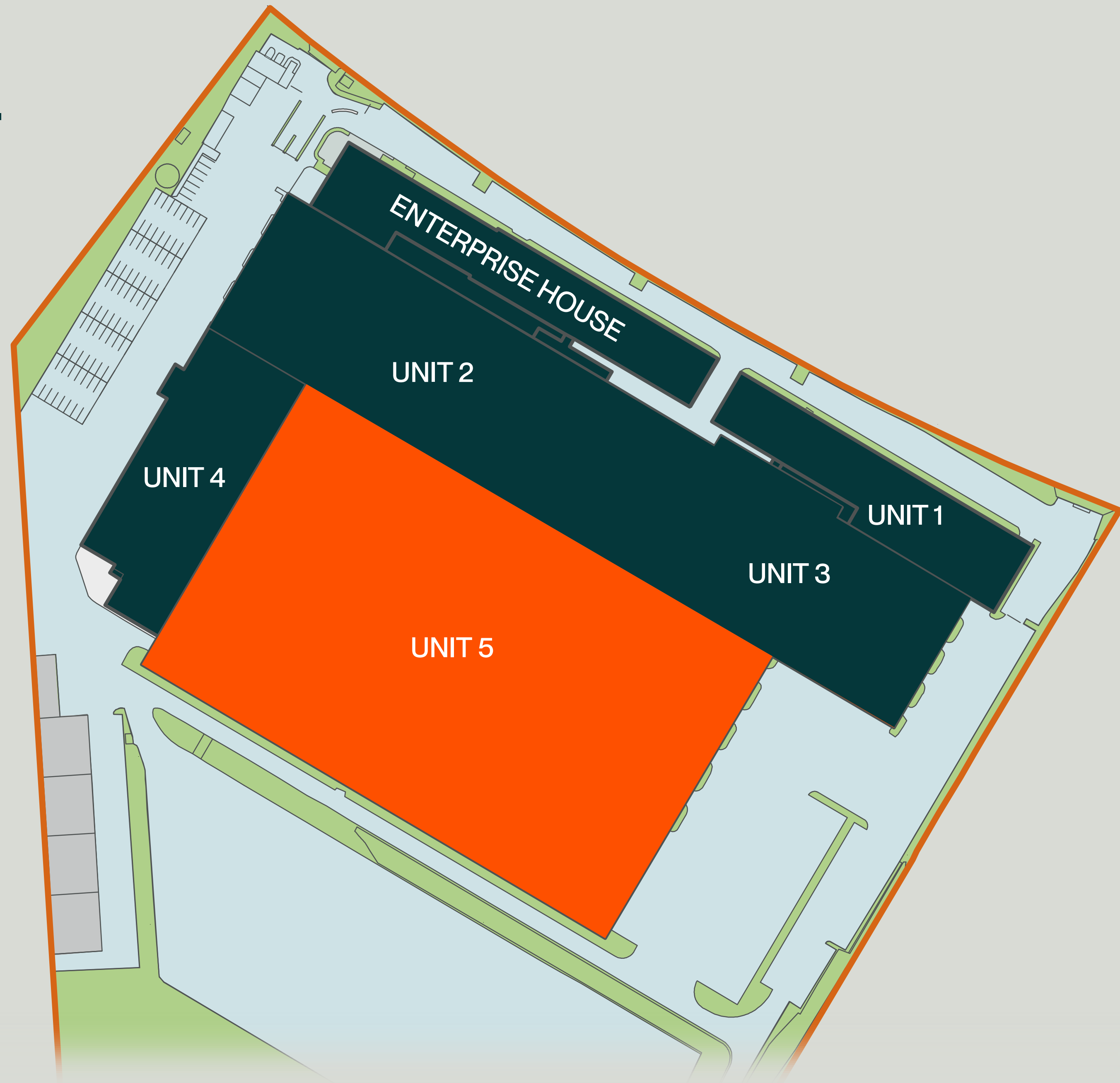
EPC C rated



Extensive additional office space is available on-site (size to suit occupier requirements from 100 sq ft to 10,000 sq ft)



Development layout.



Development layout is indicative.



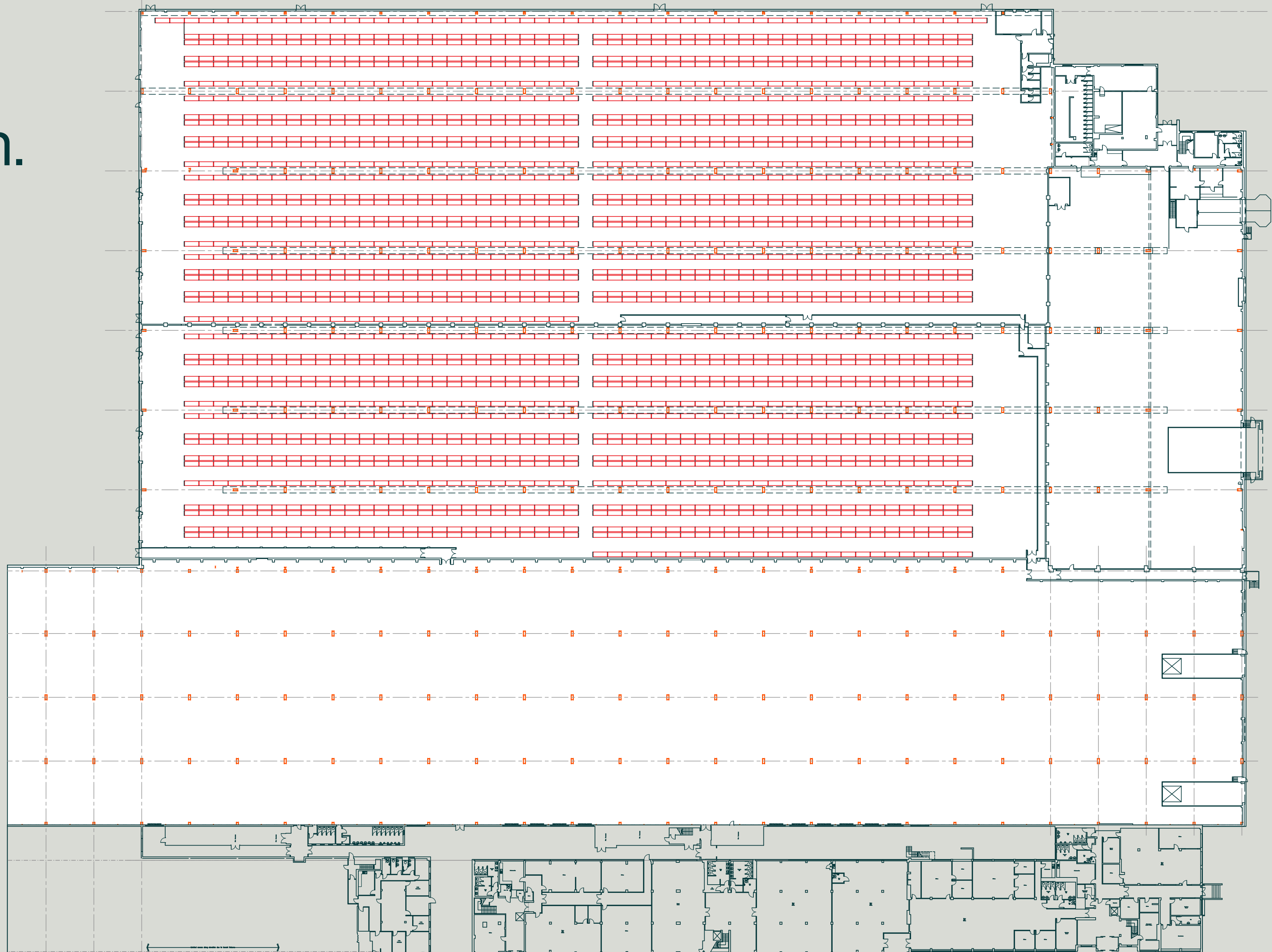
Warehousing that Works.

Wide Aisle Racking Plan.

WIDE RACKING LAYOUT

CAPACITY	21,240 PALLETS
TOTAL PALLETS	1,704

*The unit is currently only partially racked.



Racking plan is indicative.



Warehousing that Works.



Warehousing that Works.



HENRIETTA DANIELS
SENIOR ASSET MANAGER

📞 07870 845 650

✉️ henrietta.daniels@indurent.com



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Alex Perratt
M: 07951 277 612
E: alex@b8re.com



Rob Kos
M: 07709 846 930
E: rob.kos@dtre.com



HENRIETTA DANIELS
SENIOR ASSET MANAGER

📞 07870 845 650

✉️ henrietta.daniels@indurent.com



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