

## APPENDIX 7 – KNOWSLEY VACANT PROPERTY SCHEDULES

### Introduction

A7.1 This appendix provides schedules of the vacant industrial and office premises currently on the market in Knowsley.

### Industrial

A7.2 Table A7.1 provides a summary of the available industrial premises. This includes a breakdown by size band width. The table also comprises an analysis by the locations outlined in the study brief, namely Huyton; Kirkby (to include both Knowsley Industrial and Knowsley Business Park), and Prescott.

**Table A7.1 – Available Industrial Premises**

Property		Size Band, sqm						Total	
		0-100	101-200	201-500	501-1000	1001-2000	2001-5000		5000+
Huyton	Floorspace, sqm	-	1196	399	7563	8319	-	-	17477
	Number of Properties	-	8	1	11	7	-	-	27
Kirkby	Floorspace, sqm	182	845	7024	9736	16048	20781	113202	167818
	Number of Properties	2	5	20	14	12	8	7	68
Prescot	Floorspace, sqm	68	289	670	-	-	-	55933	56960
	Number of Properties	1	2	2	-	-	-	2	7
Total	Floorspace, sqm	250	2330	8093	17299	24367	20781	169135	242255
	Number of Properties	3	15	23	25	19	8	9	102

Source: BE Group, 2008

A7.3 The figures in Table A7.1 reveal that the majority of floorspace available (69 percent) and stock (67 percent) is located in Kirkby. Prescott has the next largest share, although this is polarised to premises either below 500 sqm or above 8800 sqm. Kirkby also has space available in each size band. This is not the case for Huyton and Prescott. In fact Huyton only has space available between 101 and 2000 sqm. There is a good choice of availability, in terms of units in the size bands, in Kirkby. This is less so for Huyton, and is very limited for Prescott.

A7.4 Tables A7.2 and A7.3 provide summaries of the available properties by quality and tenure respectively. Overall 37 percent of the stock is assessed as new or modern space. This is concentrated in Huyton and Kirkby. Indeed the largest share of Huyton's total stock (63 percent) is considered to be new or good quality. The opposite is true for Kirkby (31 percent is new or good quality).

A7.5 The analysis of tenure reflects the findings for the whole of the study area. The majority of premises are leasehold properties, although in Prescott only one of the seven available premises is being marketed exclusively as leasehold space.

**Table A7.2 – Quality of Industrial Premises**

Number of Industrial Properties	Quality		
	Good/New	Moderate	Budget
Huyton	17	10	-
Kirkby	21	39	8
Prescot	-	4	3

Source: BE Group, 2008

**Table A7.3 – Tenure of Industrial Premises**

Number of Industrial Properties	Tenure		
	Either	Freehold	Leasehold
Huyton	1	-	26
Kirkby	21	-	47
Prescot	5	1	1

Source: BE Group, 2008

### Offices

A7.6 Table A7.4 details the split of available office premises between Huyton, Kirkby and Prescot. It illustrates there is no availability office space in Huyton. Kirkby has space available in all but the largest size band, although there is really only a decent choice in properties of up to 100 sqm. Prescot, as a consequence of developments at Kings Business Park, Prescot Business Park and Nexus Offices, has provision in the 100 to 500 sqm size bands. There is little choice in Prescot above 500 sqm. Most of the available space in Prescot is located at Kings Business Park.

**Table A7.4 – Available Office Premises**

Office Property		Size Band, sqm						Total	
		0-100	101-200	201-500	501-1000	1001-2000	2001-5000		5000+
Huyton	Floorspace, sqm	-	-	-	-	-	-	-	-
	Number of Properties	-	-	-	-	-	-	-	-
Kirkby	Floorspace, sqm	722	139	1459	813	2759	4645	-	10537
	Number of Properties	24	1	4	1	2	2	-	34
Prescot	Floorspace, sqm	-	862	4435	1399	-	-	-	6696
	Number of Properties	-	5	12	2	-	-	-	19
Total	Floorspace, sqm	722	1001	5894	2212	2759	4645	-	17233
	Number of Properties	24	6	16	3	2	2	-	53

Source: BE Group, 2008

- A7.7 Table A7.4 also shows that 45 percent of the borough's total stock of available offices falls within the 0-100 sqm size band. A further 30 percent is represented by properties between 201-500 sqm. There are only four properties larger than 1000sqm.
- A7.8 Tables A7.5 and A7.6 provide assessment summaries relating to quality and tenure respectively. These show that all good quality office space is concentrated in Prescot. Most of Kirkby's availability is considered to be of moderate quality. There is very little budget space, and what is available is in Kirkby.
- A7.9 The availability of freehold office premises is restricted to only developments in Prescot. And even here these premises are being marketed as 'for sale or to let'.

**Table A7.5 – Quality of Office Premises**

Number of Office Properties	Quality		
	Good/New	Moderate	Budget
Huyton	-	-	-
Kirkby	-	32	2
Prescot	13	6	-

Source: BE Group, 2008

**Table A7.6 – Tenure of Office Premises**

Number of Office Properties	Tenure		
	Either	Freehold	Leasehold
Huyton	-	-	-
Kirkby	-	-	34
Prescot	13	-	6

Source: BE Group, 2008

### Property Schedule

- A7.10 Tables A7.7 and A7.8 provide the full schedules of available industrial and office premises, respectively, in Knowsley. Reflecting the study brief requirements, the schedules are broken down to the locations of Huyton, Kirkby and Prescot.

**Table A7.7 – Schedule of Industrial Premises**

Huyton – Industrial			
Property	Tenure	Quality	Size, Sqm
Unit 09A, Link, Huyton Business Park, Huyton	Leasehold	Moderate	1394
Unit 2, Link, Huyton Business Park, Huyton	Leasehold	Moderate	1285
Unit 3, Link, Huyton Business Park, Huyton	Leasehold	Moderate	1220
Unit 4, Link, Huyton Business Park, Huyton	Leasehold	Moderate	1120
Unit 5, Link, Huyton Business Park, Huyton	Leasehold	Moderate	1120
Unit 6, Link, Huyton Business Park, Huyton	Leasehold	Moderate	1105
11a, Wilson Road, Huyton Business Park, Huyton	Either	Moderate	1075
Unit 01, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	952
Unit 1, Link, Huyton Business Park, Huyton	Leasehold	Moderate	940

<b>Huyton – Industrial</b>			
<b>Property</b>	<b>Tenure</b>	<b>Quality</b>	<b>Size, Sqm</b>
Unit 3, Spencer House, Wilson Road, Huyton	Leasehold	Moderate	766
Unit 04, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	615
Unit 02, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	614
Unit 03, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	613
Unit 05, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	613
Unit 08, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	613
Unit 10, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	613
Unit 06, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	612
Unit 07, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	612
Unit 10B, Link, Huyton Business Park, Huyton	Leasehold	Moderate	399
Unit 17 Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	191
Unit 18, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	191
Unit 15, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	139
Unit 16, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	139
Unit 13, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	136
Unit 14, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	136
Unit 11, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	132
Unit 12, Chapel Brook Trade Park, 13 Wilson Road, Huyton	Leasehold	Good	132

<b>Kirkby – Industrial</b>			
<b>Property</b>	<b>Tenure</b>	<b>Quality</b>	<b>Size, Sqm</b>
Galaxy, Knowsley Industrial Park, Knowsley	Either	Good	44,417
Unit 2, The Big Rack, Deacon Park, Knowsley	Leasehold	Budget	15,657
Unit 1, The Big Rack, Deacon Park, Knowsley	Leasehold	Budget	14,039
Northern Gateway Industrial Park, Knowsley	Either	Good	13,749
Unit 3, The Big Rack, Deacon Park, Knowsley	Leasehold	Budget	12,699
Building 38, Image Business Park, Acornfield Road,	Leasehold	Moderate	6600

<b>Kirkby – Industrial</b>			
<b>Property</b>	<b>Tenure</b>	<b>Quality</b>	<b>Size, Sqm</b>
Kirkby			
Warehouse Premises, Bradman Road, Knowsley Industrial Estate, Knowsley	Leasehold	Moderate	6041
Building 43, Image Business Park, Acornfield Road, Kirkby	Leasehold	Moderate	3094
Unit 3, Bradman House, Bradman Lane, Bradman Industrial Park, Knowsley	Leasehold	Moderate	3014
Millbrook Court, Overbrook Lane, Knowsley Business Park, Knowsley	Leasehold	Moderate	2841
Unit A, Britonwood Trading Estate, Knowsley	Leasehold	Budget	2598
Unit 2, Bradman House, Bradman Lane, Bradman Industrial Park, Knowsley	Leasehold	Moderate	2524
St James Point, Moorgate Road, Knowsley Industrial Park, Knowsley	Either	Moderate	2453
Unit 1, Nexus Industrial, Randles Road, Knowsley	Leasehold	Moderate	2166
Unit 27-31, Capitol Trading Park, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	2091
Warehouse & Yard, Arbour Lane, Knowsley Industrial Park, Knowsley	Either	Moderate	1938
Senator Court, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	1826
Building 82, Image Business Park, Acornfield Road, Kirkby	Leasehold	Moderate	1521
Building 41, Image Business Park, Acornfield Road, Kirkby	Leasehold	Moderate	1507
Unit 32-34, Capitol Trading Park, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	1366
Unit 37, Capitol Trading Park, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	1161
Unit K, Alchemy, Knowsley	Either	Good	1134
Unit 7, Moorgate Point, Knowsley Industrial Estate, Knowsley	Leasehold	Moderate	1133
Unit 7, Nexus Industrial, Randles Road, Knowsley	Leasehold	Moderate	1127
Unit 13, Nexus Industrial, Randles Road, Knowsley	Leasehold	Moderate	1126
Unit G, Alchemy, Knowsley	Either	Good	1109
Unit 12, Nexus Industrial, Randles Road, Knowsley	Leasehold	Moderate	1100
Unit D, Alchemy, Knowsley	Either	Good	990
Unit A, Alchemy, Knowsley	Either	Good	854
Unit F, Alchemy, Knowsley	Either	Good	852
Unit 2, Nexus Industrial, Randles Road, Knowsley	Leasehold	Moderate	760
Unit 3, Nexus Industrial, Randles Road, Knowsley	Leasehold	Moderate	757
Unit 4, Nexus Industrial, Randles Road, Knowsley	Leasehold	Moderate	688

<b>Kirkby – Industrial</b>			
<b>Property</b>	<b>Tenure</b>	<b>Quality</b>	<b>Size, Sqm</b>
Unit 1.06, Coopers Point Trade Counters, Coopers Lane, Knowsley Industrial Park, Knowsley	Either	Good	664
Unit 2.07, Coopers Point Trade Counters, Coopers Lane, Knowsley Industrial Park, Knowsley	Either	Good	664
Unit H Alchemy, Knowsley	Either	Good	631
Unit J, Alchemy, Knowsley	Either	Good	631
Unit 4, Platinum Court, Alchemy Business Park, East Lancashire Road, Knowsley	Leasehold	Good	629
14 Webber Road, Knowsley Industrial Park, Kirkby	Either	Moderate	562
Unit 5, Nexus Industrial, Randles Road, Knowsley	Leasehold	Moderate	553
Unit 4, Britonwood Trading Estate, Knowsley	Leasehold	Moderate	501
Unit 21, Britonwood Trading Estate, Knowsley	Leasehold	Moderate	499
Unit 22, Britonwood Trading Estate, Knowsley	Leasehold	Moderate	499
Unit 1.05, Coopers Point Trade Counters, Coopers Lane, Knowsley Industrial Park, Knowsley	Either	Good	495
Unit 40, Capitol Trading Park, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	445
Building 20, Image Business Park, Acornfield Road, Kirkby	Leasehold	Moderate	398
Unit 8, Arbour Court, Arbour Lane Knowsley	Leasehold	Moderate	373
Unit 4, Arbour Court 2, Knowsley Industrial Park, Knowsley	Leasehold	Good	372
Unit 5, 3 Webber Road, Knowsley Industrial Estate, Knowsley	Leasehold	Budget	362
Building 46, Image Business Park, Acornfield Road, Kirkby	Leasehold	Moderate	338
Unit 1.01, Coopers Point Trade Counters, Coopers Lane, Knowsley Industrial Park, Knowsley	Either	Good	332
Unit 10, Capitol Trading Park, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	331
Unit 1.03, Coopers Point Trade Counters, Coopers Lane, Knowsley Industrial Park, Knowsley	Either	Good	329
Unit 2.03, Coopers Point Trade Counters, Coopers Lane, Knowsley Industrial Park, Knowsley	Either	Good	329
Unit 2.05, Coopers Point Trade Counters, Coopers Lane, Knowsley Industrial Park, Knowsley	Either	Good	329
Unit 2.06, Coopers Point Trade Counters, Coopers Lane, Knowsley Industrial Park, Knowsley	Either	Good	329
Unit A, Centro Park, Becketts Close, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	306
Unit C, Centro Park, Becketts Close, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	288

<b>Kirkby – Industrial</b>			
<b>Property</b>	<b>Tenure</b>	<b>Quality</b>	<b>Size, Sqm</b>
Unit 6, Arbour Court 2, Knowsley Industrial Park, Knowsley	Leasehold	Good	232
Unit 7, Arbour Court 2, Knowsley Industrial Park, Knowsley	Leasehold	Good	232
Unit S6, Britonwood Trading Estate, Knowsley	Leasehold	Moderate	206
Unit S7, Britonwood Trading Estate, Knowsley	Leasehold	Moderate	197
Unit S8, Britonwood Trading Estate, Knowsley	Leasehold	Moderate	197
Unit 1, 3 Webber Road, Knowsley Industrial Estate, Knowsley	Leasehold	Budget	164
Unit 4, 3 Webber Road, Knowsley Industrial Estate, Knowsley	Leasehold	Budget	146
Unit 4, Gate 2 Ashcroft Road, Kirkby	Leasehold	Budget	141
Unit S2, Britonwood Trading Estate, Knowsley	Leasehold	Moderate	93
Unit 8, Venture Works, Charleywood Road, Knowsley Industrial Park, Knowsley	Either	Moderate	89

<b>Prescot – Industrial</b>			
<b>Property</b>	<b>Tenure</b>	<b>Quality</b>	<b>Size, Sqm</b>
Development Junction 2, M57, Prescot	Freehold	Budget	47,107
Former Prysmian Cables and Systems, Prescot	Either	Budget	8826
Unit E2, Prescot Business Park, Prescot	Either	Moderate	335
Unit E3, Prescot Business Park, Prescot	Either	Moderate	335
Unit C4, Prescot Business Park, Prescot	Either	Moderate	145
Unit C2, Prescot Business Park, Prescot	Either	Moderate	144
The Forge Warrington Road, Prescot	Leasehold	Budget	68

**Table A7.8 – Schedule of Office Premises**

<b>Kirkby – Office</b>			
<b>Property</b>	<b>Tenure</b>	<b>Quality</b>	<b>Size, Sqm</b>
Webster House, Cherryfield Drive, Kirkby	Leasehold	Budget	2468
Moorgate Point, Moorgate Road, Knowsley	Leasehold	Moderate	2177
The Delphi, Moorgate Road, Knowsley	Leasehold	Moderate	1611
Building 39, Image Business Park, Acornfield Road, Knowsley	Leasehold	Moderate	1148
Unit 2, Academy Business Park, Lees Road, Knowsley	Leasehold	Moderate	813
Office H, Nexus Offices, Randles Road, Knowsley Business Park	Leasehold	Moderate	690
North Mersey Business Centre Unit, Knowsley	Leasehold	Moderate	465
B2, Nexus Offices, Randles Road, Knowsley Business	Leasehold	Moderate	441

<b>Kirkby – Office</b>			
<b>Property</b>	<b>Tenure</b>	<b>Quality</b>	<b>Size, Sqm</b>
Park			
B3, Nexus Offices, Randles Road, Knowsley Business Park	Leasehold	Moderate	441
Building 8, Image Business Park, Acornfield Road, Knowsley	Leasehold	Moderate	400
Woodward Road, Knowsley Industrial Estate, Knowsley	Leasehold	Budget	372
B4, Nexus Offices, Randles Road, Knowsley Business Park	Leasehold	Moderate	249
The Ashcroft Centre, Ashcroft Road, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	222
B1, Nexus Offices, Randles Road, Knowsley Business Park	Leasehold	Moderate	186
Offices, Yardley Road, Knowsley	Leasehold	Moderate	139
The Ashcroft Centre, Ashcroft Road, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	87
The Ashcroft Centre, Ashcroft Road, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	68
No. 33, Admin Road, Knowsley Business Resource Centre, Knowsley	Leasehold	Moderate	65
North Mersey Business Centre Unit, Knowsley	Leasehold	Moderate	56
The Ashcroft Centre, Ashcroft Road, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	50
Rooms 41, 43 & 45, Admin Buildings, Knowsley Business Resource Centre, Knowsley	Leasehold	Moderate	49
North Mersey Business Centre Unit, Knowsley	Leasehold	Moderate	39
The Ashcroft Centre, Ashcroft Road, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	34
The Ashcroft Centre, Ashcroft Road, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	28
North Mersey Business Centre Unit, Knowsley	Leasehold	Moderate	25
The Ashcroft Centre, Ashcroft Road, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	22
Creative Space, Knowsley	Leasehold	Moderate	19
Room 25, Admin Buildings, Knowsley Business Resource Centre, Knowsley	Leasehold	Moderate	18
North Mersey Business Centre Unit, Knowsley	Leasehold	Moderate	17
Rooms 60, Admin Buildings, Knowsley Business Resource Centre, Knowsley	Leasehold	Moderate	17
Rooms 61, Admin Buildings, Knowsley Business Resource Centre, Knowsley	Leasehold	Moderate	17
Room 4, Unit 3, 3 Webber Road, Knowsley Industrial Estate, Knowsley	Leasehold	Moderate	14
Room 5, Unit 3, 3 Webber Road, Knowsley Industrial Estate, Knowsley	Leasehold	Moderate	14
Room 6, Unit 3, 3 Webber Road, Knowsley Industrial	Leasehold	Moderate	14

<b>Kirkby – Office</b>			
<b>Property</b>	<b>Tenure</b>	<b>Quality</b>	<b>Size, Sqm</b>
Estate, Knowsley			
Room 7, Unit 3, 3 Webber Road, Knowsley Industrial Estate, Knowsley	Leasehold	Moderate	14
Room 8, Unit 3, 3 Webber Road, Knowsley Industrial Estate, Knowsley	Leasehold	Moderate	14
Room 9, Unit 3, 3 Webber Road, Knowsley Industrial Estate, Knowsley	Leasehold	Moderate	14
Room 10, Unit 3, 3 Webber Road, Knowsley Industrial Estate, Knowsley	Leasehold	Moderate	14
The Ashcroft Centre, Ashcroft Road, Knowsley Industrial Park, Knowsley	Leasehold	Moderate	13

<b>Prescot – Office</b>			
<b>Property</b>	<b>Tenure</b>	<b>Quality</b>	<b>Size, Sqm</b>
Unit 4, Puma Court, Kings Business Park, Prescot	Either	Good	709
Unit 12, Tiger Court, Kings Business Park, Prescot	Either	Good	480
Unit 11, Knowsley, Tiger Court, Kings Business Park, Prescot	Either	Good	473
Unit 10, Tiger Court, Kings Business Park, Prescot	Either	Good	389
Unit 2, Puma Court, Kings Business Park, Prescot	Either	Good	389
Unit 8, Tiger Court, Kings Business Park, Prescot	Either	Good	384
Unit 9, Tiger Court, Kings Business Park, Prescot	Either	Good	383
Unit 13b, Tiger Court, Kings Business Park, Prescot	Either	Good	296
Unit 13A, Tiger Court, Kings Business Park, Prescot	Either	Good	288
10, Derby Street, Prescot	Leasehold	Moderate	222
Unit F1, Prescot Business Park, Prescot	Either	Good	171
Unit F6, Prescot Business Park, Prescot	Either	Good	171
Unit F4, Prescot Business Park, Prescot	Either	Good	167
Unit F5, Prescot Business Park, Prescot	Either	Good	167

*NB: There are currently no offices available in Huyton*