



DRACO

The development

Location

Aerial

Site option 1
25,000 - 150,000 sq ft

Site option 2
35,000 - 350,000 sq ft

Barwood projects

Further information

Perimeter Road
Knowsley Industrial Park L33 3AP

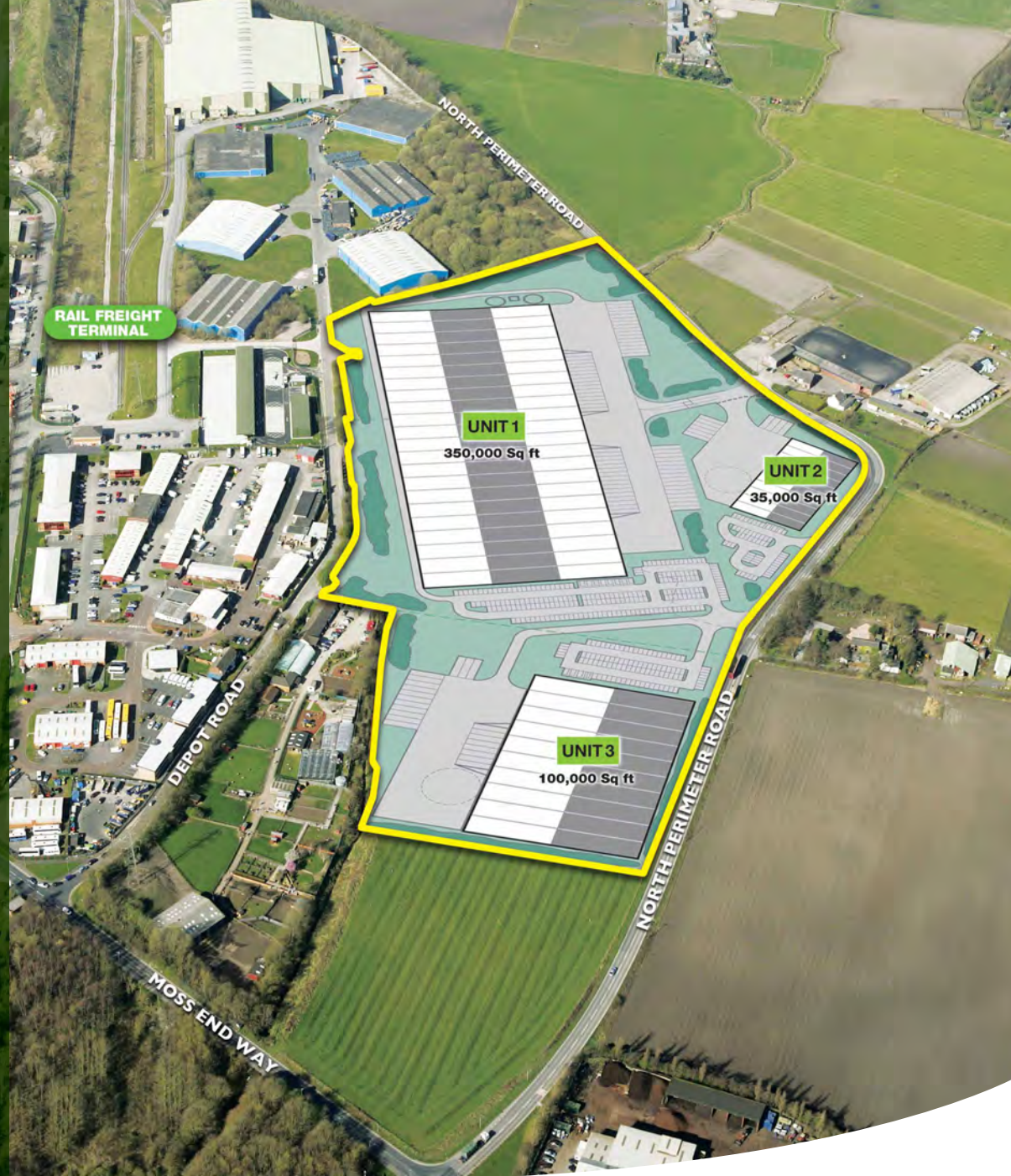
Manufacturing/ Distribution Build to Suit Opportunities

Option 1
25,000-150,000 sq ft

Option 2
Up to 350,000 sq ft

Freehold/Leasehold

www.dracoknowsley.co.uk



barwood
Delivering *Real* Property Potential



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Make the switch

Draco extends to approximately 27 acres within the established Knowsley Industrial Park. Phase 1 can accommodate buildings from 25,000 sq ft to 150,000 sq ft. Phase 2 can accommodate buildings up to 350,000 sq ft. Completed buildings will be available on a Freehold or Leasehold basis.

In good company...

Other occupiers within the immediate area include:



The location is further enhanced by its proximity to Potter Logistics' rail distribution centre which offers secure under cover offloading and full mechanical handling and storage facilities for cross docking, transshipment and intermodal operations.

The wider region

The wider Merseyside region is currently undergoing extensive development at the Port of Liverpool to increase its capacity to accommodate up to 13,500 twenty foot equivalent unit (TEU) vessels (current capacity being approximately half this).

With construction works due to be completed in 2015, Liverpool2 (www.peelports.com/liverpool2) will become the UK's most centrally located deep water container terminal. Draco is strategically located to satisfy both port and non-port related requirements.

Draco specification

- Up to 18m clear internal height
- Self-contained secure site
- Minimum 50kNm² warehouse floor loading
- 15% roof lights
- Grade A office accommodation constructed to occupier requirements
- Landscaped surroundings

Sustainability

Buildings will be designed to achieve BREEAM 'Very Good' standards as a minimum. The design team can discuss the integration of renewable or low carbon technology. The building can be independently certified as carbon neutral on completion of the construction process.

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Driving force

	Distance miles	Time mins
Knowsley Rail Freight Terminal	0.5	2
M57 J4	3.5	7
Liverpool City Centre	8	15
Seaforth Container Terminal	9	16
M6 J23	10	12
Liverpool John Lennon Airport	15	28
Manchester City Centre	26	48
Manchester Airport	29	42

Source: www.theaa.com



The power of position

Draco is situated on North Perimeter Road, the main ring road to the east of the Industrial Park.

The site is within the well-established Knowsley Industrial Park, which has direct access to the regional and national motorway network via junctions 4/5 of the M57. It sits 10 miles north east of Liverpool and 32 miles west of Manchester.

The A580/M57 (J4/5) intersection is within 3.5 miles, M62 is 12 miles to the south and the M58 at Switch Island is 6 miles to the north, both of which link to the M6. The A580 East Lancashire road also provides direct access to J23 of the M6 which in turn allows excellent access to the wider national motorway network. The port of Liverpool is 9 miles to the west.

Sat Nav L36 6JE





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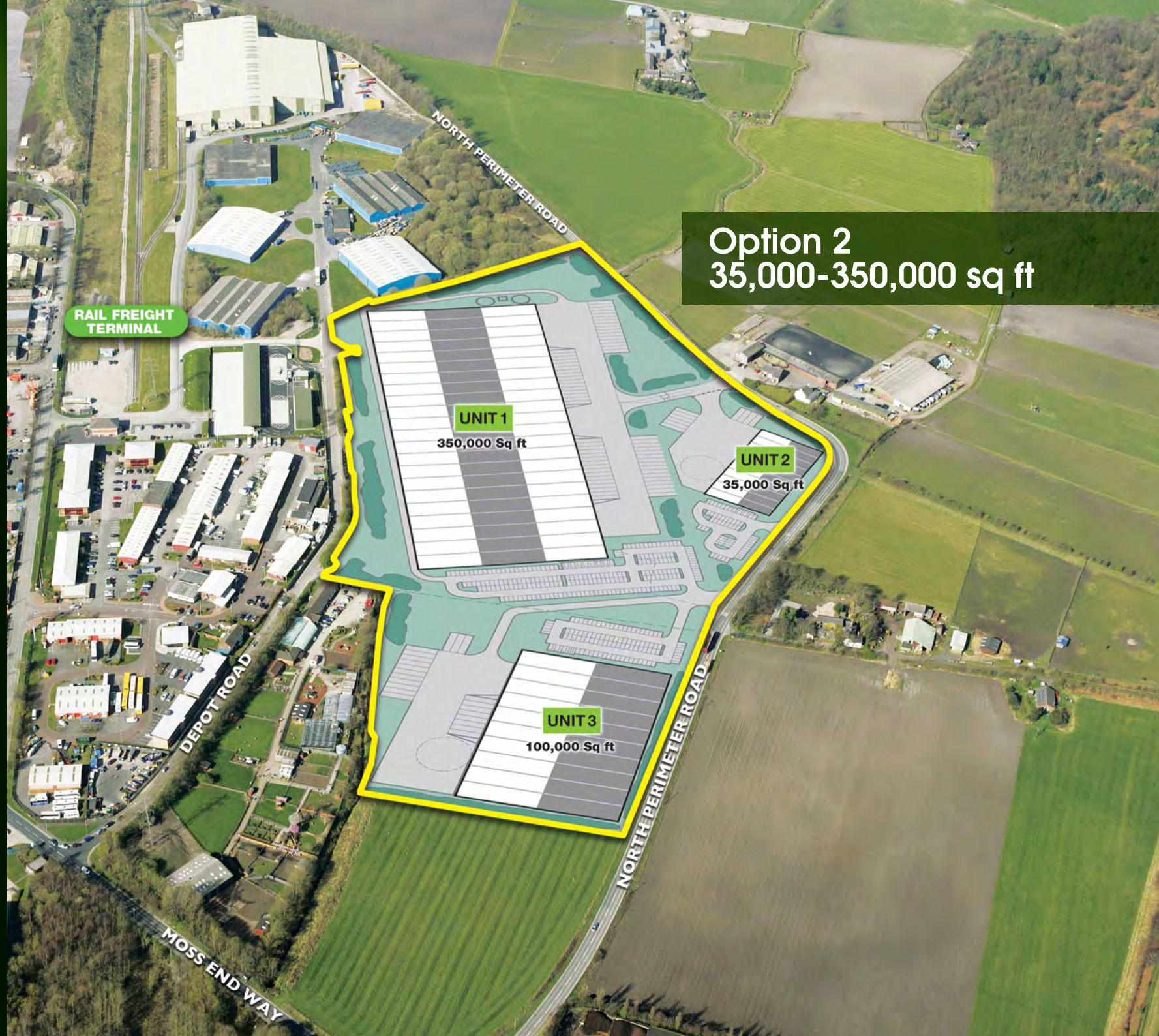
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DRACO Option 1



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DRACO Option 2



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Further information



TESCO
BOLTON



PureGym
enjoy fitness. WIDNES



COMPAGNIE FRUITIERE

Barwood projects

Barwood Developments have an outstanding track record in providing occupiers with manufacturing/distribution space built to suit individual requirements and tailored specifications.

Projects include -

Bolton

TESCO

Big Sam a 274,750 sq ft distribution warehouse in Wingates.

Wigan

COMPAGNIE FRUITIERE

A 61,233 sq ft banana ripening facility let to Compagnie Fruitière UK Ltd (formerly Dole Fresh UK Ltd).

Widnes

PureGym

An 18,000 sq ft unit let to Pure Gym.

Milton Keynes

Cadbury

360,000 sq ft temperature controlled distribution warehouse let to Cadbury Ltd.

Wellesbourne

Sainsbury's

36,000 sq ft supermarket under construction due for completion in February 2015 pre-let to Sainsbury's.

Wellesbourne

ASTON MARTIN

228,529 sq ft manufacturing unit under construction due for completion in May 2015 pre-let to Aston Martin.

Banbury

prodrive

111,550 sq ft unit let to Prodrive due for completion in March 2015.



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KNOWSLEY

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