

UNIT S1 AND S2 AVAILABLE IN Q1 2026

126,199 - 315,512 SQ FT



**SATURN
BUSINESS PARK**

TO LET / COMPETITIVE RENT AND FLEXIBLE LEASE TERMS

- ◎ STRATEGICALLY LOCATED
- ◎ ADJACENT TO J4 M57 AND A580 / EAST LANCS ROAD
- ◎ MANUFACTURING AND DISTRIBUTION FACILITY
- ◎ CAN BE SUBDIVIDED
- ◎ 24/7 ON SITE SECURITY WITH GATEHOUSE AND CCTV

A580 /
EAST LANCS ROAD

Saturn Business Park
School Lane, Knowsley L34 9GJ

/// CRANK.GEARBOX.ORGANIST

Harworth



SATURN BUSINESS PARK

Saturn Business Park, situated on Knowsley Industrial Park, is one of the largest Industrial Parks in Europe.

Located in the Liverpool Freeport Zone and home to approximately 600 businesses and major occupiers such as Amazon, Jaguar, Bosch, Matalan, DHL, Makro and many more.

The Park is well located providing immediate access to Junction 5 of the M57, with connections to Junction 6 of the M62 which is 5 miles to the south.

Saturn Business Park is situated in one of the most prominent locations on the Park fronting on to the A580, offering direct access to Junction 23 of the M6.



TO LIVERPOOL AND DOCKS

A580



SATURN
BUSINESS
PARK

ST IVEL

TO MANCHESTER AND M6

BEST WESTERN HOTEL

AMAZON

UNIT S1

UNIT S2

A580

BRITANNIA REMOVALS

ROSLER UK

COLORMATRIX EUROPE

M57 J4

ASCENT TRANSPORT

CHUMS

TRATOS UK

EATWELL

M J QUINN

TORTOISE STORAGE

Unit S1 - 126,199 SQ FT

Unit S2 - 189,313 SQ FT

Units are EPC C rated and can be combined to create 315,512 sq ft of space.

Unit S1 accommodation

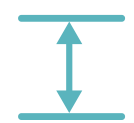
	sq ft	sq m
Ground Floor	126,199	11,724.26
Total GIA	126,199	11,724.26

Unit S2 accommodation

	sq ft	sq m
Ground Floor	175,648	16,318.25
First Floor	13,665	1,269.49
Total GIA	189,313	17,587.74



EPC C rated



7.31m clear internal height



4 dock loading doors



7 level access doors



2 internal interconnecting roller shutter doors between S1 & S2



Fully racked facility



Staff & visitor parking



Secure site with gatehouse control & CCTV

Take a closer look

Warehouse

- Currently configured as one unit but may sub divide into two
- Steel frame construction
- Metal clad elevations
- Warehouse eaves height: 7.31m
- Sprinkler system, heating and lighting
- Energy: 2x 11kv substations
- Dock and level access loading
- Modern office facility
- Secure site with gatehouse control

External

- 24/7 access
- 360° circulation with the main concrete yard areas to the western and southern elevations
- The property generally provides excellent circulation areas and is fully secured to its perimeter
- HGV spaces
- Extensive staff and customer parking spaces
- Landscaped outdoor seating area

Offices

- Fitted out offices
- Enhanced kitchen and WC areas



Cross Atlantic trading on your doorstep

The Liverpool City Region is home to the UK's top transatlantic port, the largest on the country's western coast, handling nearly half of the UK's trade with the United States.

Saturn Business Park is located within the Liverpool City Region (LCR) Freeport, one of only eight freeports in England. Here, businesses can access a range of incentives (subject to application) that are designed to drive economic growth. Freeports have two types of zones: 'tax' and 'customs'. Tax zones offer benefits like business rate relief and other incentives to help with investment, skills development, and creating jobs. Customs zones make it easier to move goods in and out, with simplified customs processes for tariff-free trading.

People to power your business

Highly competitive labour costs and a skilled workforce in aligned trades



£722 gross weekly pay in Knowsley (Ave. £729 UK)



4,500 / 6.6% employed in distribution in Knowsley (4.5% NW and 5.0% UK)



904,932 economically active people within a 30-minute drive time.



550,000 people classified as industrial and logistics workers in a 30-minute drive time

source: nomis
official census and labour market statistics

Over 3.99 million people live within a 45-minute drive.





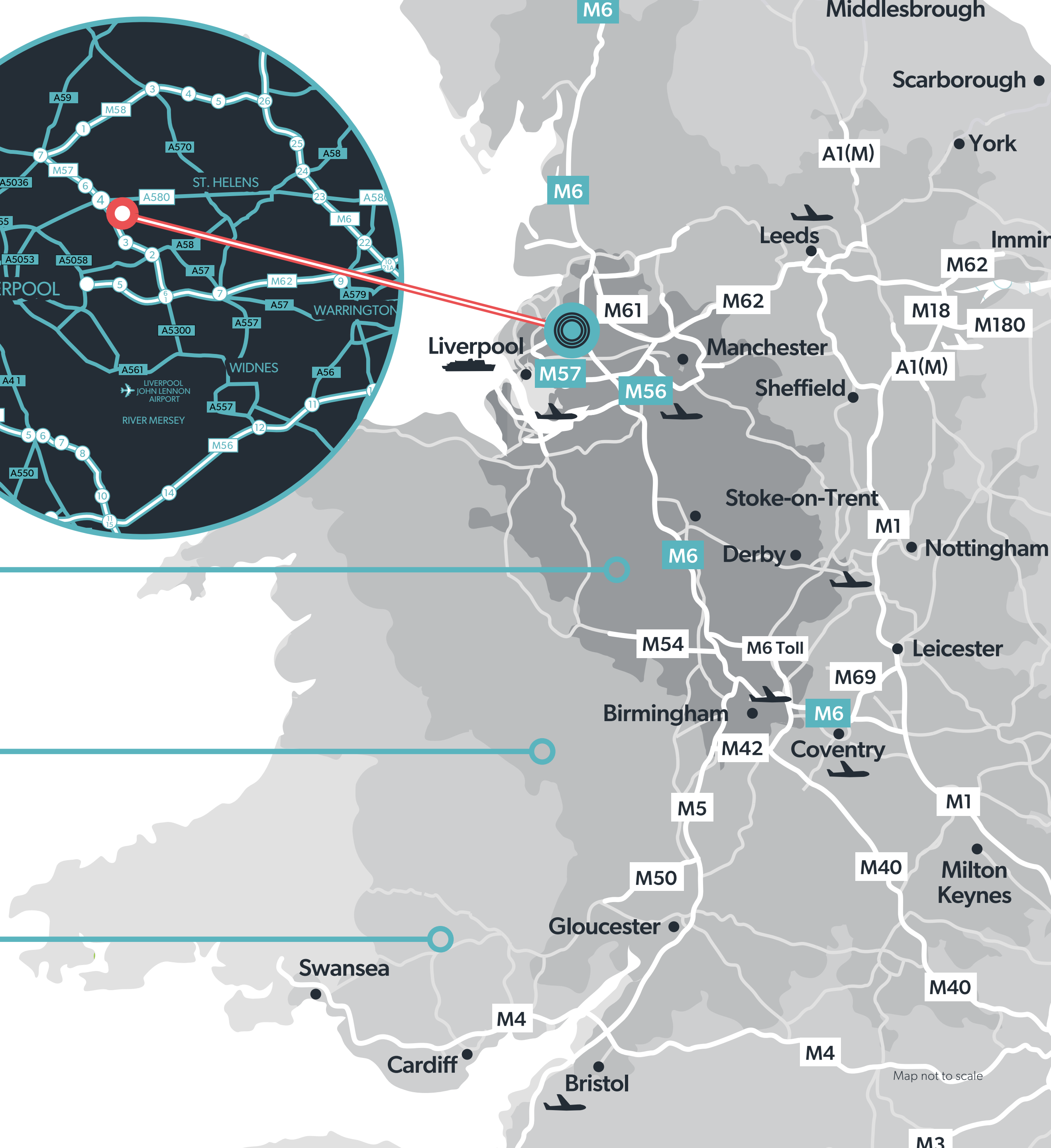
Location

Primed for regional and national reach

	Minutes	Miles
Major Routes		
J4 M57 and A580	Direct Access	
M6 J23	12	10
Towns and cities		
Manchester	48	26
Leeds	78	53
Birmingham	121	95
Glasgow	230	185
London (M25 J16)	244	200
Sea Ports		
Liverpool and Dock	15	8
Port of Liverpool	18	8
Airports		
Knowsley Freight Terminal	7	2.2
Widnes Freight Terminal	16	11.5

- 1 hour
- 3 hours
- 4.5 hours

Source: Lorry Route Planner



About Harworth

Harworth Group plc is a leading regeneration and strategic land owner and developer focused on the Industrial & Logistics (I&L) and Residential sectors. We own, develop, and manage a portfolio of over 15,000 acres of Strategic Land over 100 sites located throughout the North of England and Midlands.

We specialise in delivering long-term value for all stakeholders by regenerating large, complex sites, into new I&L developments and serviced remediated land for sale into the I&L and Residential land markets. Our long-term through-the-cycle business model is to create sustainable places, support new homes, jobs and communities where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic

significance and are at the forefront of regeneration in the UK.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2027, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

JOIN THE HARWORTH JOURNEY
Visit: [harworthgroup.com](https://www.harworthgroup.com)

c15,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.3BN

POTENTIAL
GVA UPLIFT

34.6M

SQ FT OF
POTENTIAL
I&L SPACE



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**For further information,
please contact:**



GEMMA BLACKER

gblacker@harworthgroup.com

+44 7729 095 290



Harworth is committed to sustainable regeneration, and we are delighted to invest in Saturn Business Park. Its strategic location serves the North West, East and West Midlands, making it a catalyst for significant economic growth. Saturn Business Park provides the ideal platform for businesses to thrive and achieve long-term success.

Gemma Blacker

Customer Development & Leasing Manager

harworthgroup.com

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b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Newmark has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only. October 2025 - 06292-02 Thinkbdw.



**SATURN
BUSINESS PARK**

NEWMARK

0161 259 0450

nmrk.com/en-gb/

Jason Print

jason.print@nmrk.com

+44 783 317 0680

Harry Knight

harry.knight@nmrk.com

+44 755 703 4282

Harworth