

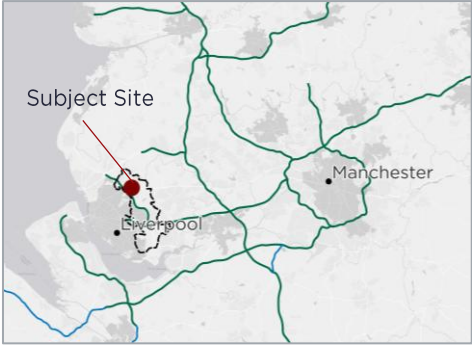
ECONOMIC BENEFITS SUMMARY

Indurent Park, Moorgate Point, Knowsley

Savills Economics has been commissioned by Indurent to undertake an assessment of the economic benefits of the Proposed Development at Indurent Park, Moorgate Point ('the Site'). The Site falls within the administrative boundary of Knowsley Borough Council.

The Proposed Development comprises commercial floorspace providing a mix of B2/B8 employment uses.

The operational phase benefits reported in this infographic account for full construction and occupation of the scheme.



The analysis and conclusions presented in this infographic assume that there are no major macro-economic shocks to the UK economy. The potential impacts of external factors means these figures should be kept under review into the future.

Estimates of benefits are subject to uncertainties. Our assumptions and calculations are based on good practice, guidance and available data. We estimate that actual impacts are likely to be in a range of +/-20% of figures given.

Figures may not sum due to rounding.

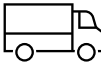
THE PROPOSAL

The proposed scheme comprises two industrial and logistics units at Indurent Park, a key employment site within Moorgate Point. The Site benefits from direct access to the M57 and forms part of the wider Knowsley Industrial Park, one of the largest employment areas in the North West.

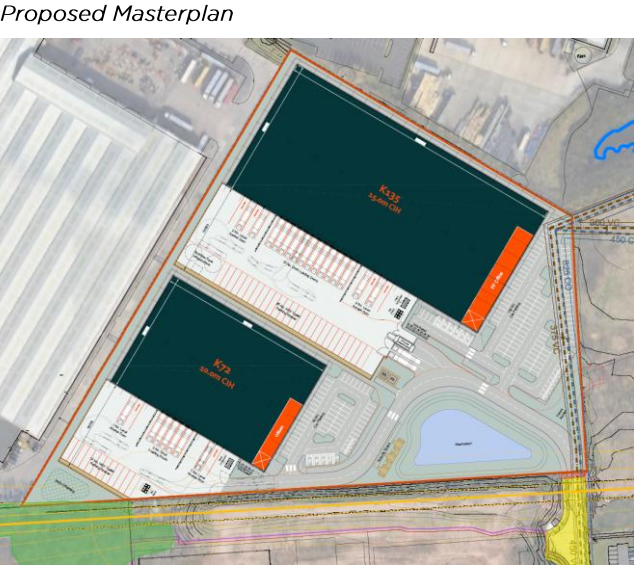
The development will deliver approximately 197,800 sq ft (18,384 sq m) of new employment floorspace across two units. For the purposes of this assessment, Unit K135 is assumed to be B8 (Storage and Distribution) and Unit K72 is assumed to be B2 (General Industrial).



197,880 sq ft (18,384 sq m) of new B2/B8 employment space



Strategic location with direct links to the M57, connecting to Liverpool and Manchester.



ECONOMIC BENEFITS

The Proposed Development will generate significant direct and indirect job opportunities, both during the construction phase and once completed in the operational phase.

Employment estimates for the construction phase are based on an anticipated construction cost of approximately £18.6 million. An uplift of 30% has been applied to account for additional on-site works, professional fees, and contingency allowances. Construction is expected to commence in February 2026 for approximately 1 year.

The scheme is anticipated to generate around 150 gross jobs during the construction phase. Once complete, it is expected to support approximately 340 operational jobs across the B2 and B8 floorspace.

CONSTRUCTION PHASE



150 direct jobs

Full-Time Equivalent (FTE) on-site construction jobs supported during the 1-year construction period. 50 of these are expected to be filled by residents of Knowsley.

70 net additional jobs

FTE on and off-site jobs generated directly and indirectly for Knowsley residents per annum during the construction period.

£7.9m GVA per annum

associated with the activities of the additional construction jobs.

OPERATIONAL PHASE



340 direct jobs

FTE on-site jobs related to the B2/B8 floorspace.

130 net additional jobs

FTE on and off-site jobs generated directly and indirectly for Knowsley residents.

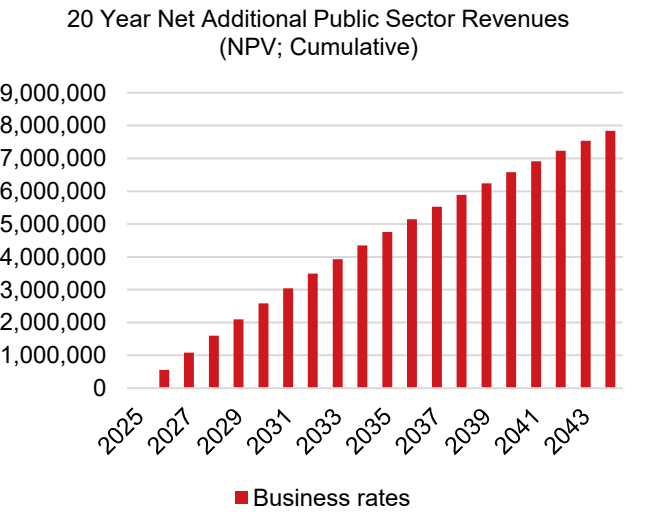
£22.7m net additional GVA

related to the activities of the on-site operational jobs.

PUBLIC SECTOR REVENUES

Knowsley will also benefit from additional local government revenues generated by the Proposed Development, particularly through business rates linked to the new employment floorspace. To estimate potential business rates income, we have reviewed the rateable values of comparable properties in the local area using data from the Valuation Office Agency.

Business rates are calculated based on several variables, including rateable value (informed by market performance and regular revaluations), retention rates, and standard multipliers. As such, this is a high-level estimate that would be subject to potentially substantial variations over the life cycle of the Proposed Development. The estimated revenues may be higher in real terms in the future due to the projected growth of the economy.



Total Estimated Business Rates Income:

£570k PER ANNUM

Net Additional Cumulative Income*:

£7.8m OVER 20 YEARS