

UK, LIVERPOOL

WIDNES 360

LIBERTY PARK

360,350 SQ FT

BRAND NEW INDUSTRIAL /
WAREHOUSE UNIT

AVAILABLE Q3 2023

SAT NAV: WA8 8FZ

STOFORD

LOGICOR 



LIBERTY PARK

WIDNES

Widnes is strategically located with direct access to the National motorway network via the Knowsley Expressway.



DEMOGRAPHICS



Skilled labour pool – 670,000 people employed in skilled occupations



264,000 are employed in manufacturing industry



Average earnings is 2.6% lower than the national average



190,000 people are currently unemployed, which is higher than the national average unemployment rate

FREEPORT TAX SITE

What are Freeports?

Freeports are special areas within the UK's borders where different economic regulations apply.



Enhanced capital allowances relief



5 years nil business rates



SDLT relief



Employment tax incentive and NIC rate relief

[CLICK HERE TO VIEW MORE INFORMATION](#)

Liberty Park Widnes sits at the heart of South Liverpool's thriving employment zone which is acknowledged both regionally and nationally as a premier location for a wide variety of business occupiers.

The area already plays host to Jaguar Land Rover's 300 acre state-of-the-art Halewood facility and many of their satellite businesses as well as the UK's fastest growing airport, Liverpool John Lennon. The area is set for further exponential growth with the recent opening of Peel's £400m Liverpool2 Deepwater Port.

MODERN LOGISTICS WAREHOUSE

360,350 sq ft grade A speculative built warehouses, available Q3 2023.



ACCOMMODATION

UNIT 360

Warehouse	338,500 sq ft
3 Story Office	16,850 sq ft
Pod Office	5,000 sq ft
Total (GIA)	360,350 sq ft

- 69 HGV parking spaces
- 278 car parking spaces

INDICATIVE MASTERPLAN

KEY

- Entrance gates
- Unit space
- Car parking
- Level loading door



SPECIFICATION



Up to 1.6 MVA of power



18m clear internal height



Three storey offices



36 dock loading doors



278 car parking spaces



4 level access doors



BREEAM targeting Very Good



69 HGV parking spaces



EPC targeting A rating



70m yard depth

PRIME LOGISTICS LOCATION

The site is strategically located at the junction of Speke Boulevard (A562) and the Knowsley Expressway (A5300). Direct access from the Knowsley Expressway onto the national motorway network via either Junction 6 of the M62 or Junction 1 of the M57 is within 3 miles of the property.

M62 J6: 3 MILES, 7 MINUTES
M57 J1: 3 MILES, 7 MINUTES



CLOSE TO **LIVERPOOL CITY CENTRE**, ONLY 11 MILES, 28 MINUTES AWAY



DRIVE TIME TO **LIVERPOOL AIRPORT** IS 5 MILES, 14 MINUTES



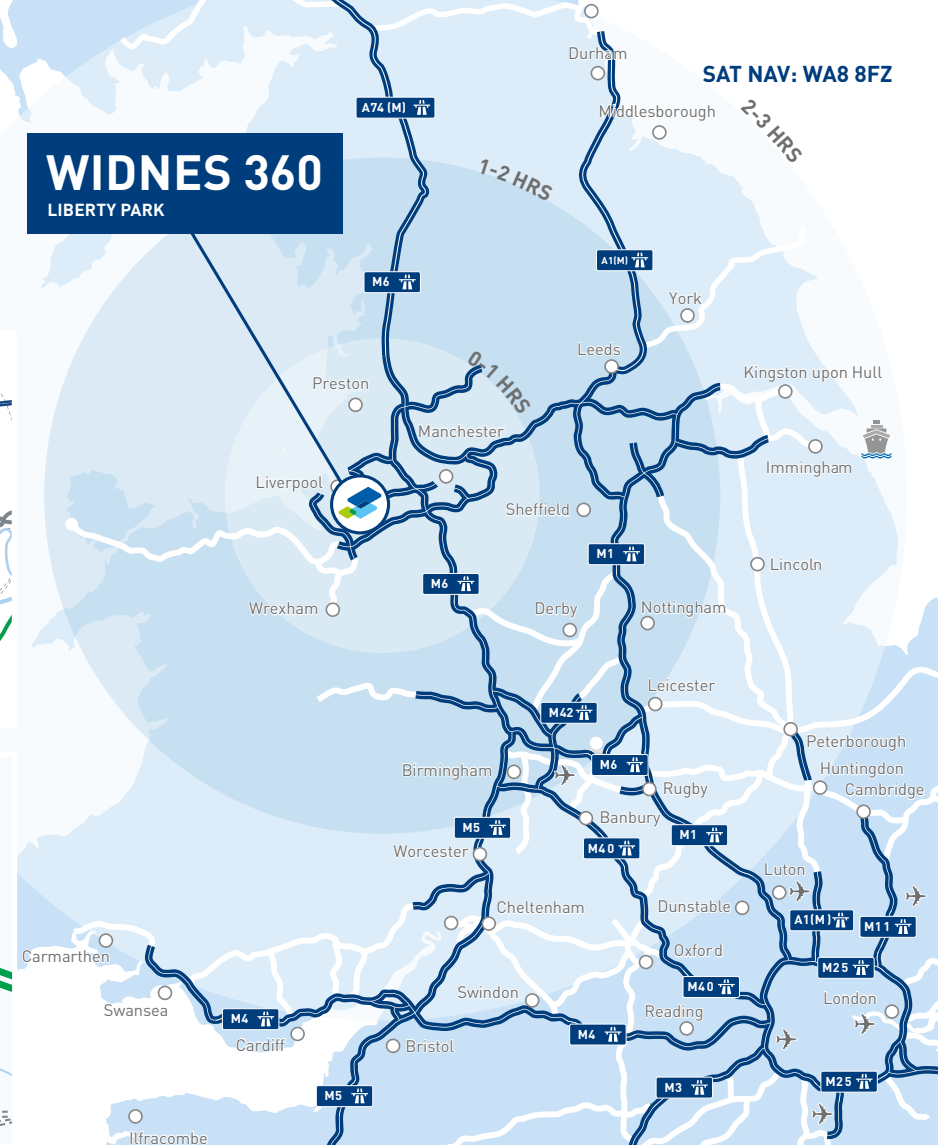
LIVERPOOL PORT IS LOCATED WITHIN 12 MILES, 24 MINUTES AWAY



17 MILLION PEOPLE ARE WITHIN A 2 HOUR HGV DRIVE TIME



3MG MERSEY MULTIMODAL GATEWAY-LINKS BY **RAIL AND ROAD** WITH THE **SOUTHERN DEEP SEA PORTS**



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