

# Liberty Park Widnes

LOGICOR.EU

Montague Road, Widnes, Liverpool, WA8 8FZ

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Brand new build-to-suit industrial / warehouse units  
360,795 sq ft or 210,839 sq ft & 150,000 sq ft

Available Q1 2028



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# Liberty Park Widnes





# Accommodation

# Widnes 360

The 360,795 sq ft unit will be a grade A speculative built warehouse which will be available Q1 2028. The modern warehouse accommodation will offer three storey offices, generous parking with EV charging points and an on-site gym. The property will benefit from 18m clear internal eaves height, a large service yard and dock and level access doors.



Indicative image

| Widnes 360             | Sq ft GIA | Sq m GIA |
|------------------------|-----------|----------|
| Warehouse / production | 342,938   | 10,747   |
| 3 storey office        | 12,540    | 611      |
| Pod office             | 5,317     | 494      |
| Total                  | 360,795   | 11,852   |

- 

EV charging points
- 

BREEAM targeting 'very good'
- 

EPC rating 'A'
- 

On-site gym
- 

36 dock and 4 level access doors
- 

278 car parking spaces
- 

Up to 1.6 MVA of power
- 

18m clear internal height
- 

70m yard depth
- 

Three storey offices
- 

Secure site
- 

69 HGV parking spaces



# Accommodation

# Widnes 150 & 211

The units are 149,510 and 210,839 sq ft and will be grade A speculative built warehouses which will be available Q1 2028. The modern warehouse accommodations will offer two storey offices, generous parking with EV charging points and an on-site gym. The properties will benefit from 15m clear internal eaves height, a large service yard and dock and level access doors.



- 

EV charging points
- 

BREEAM targeting 'very good'
- 

EPC rating 'A'
- 

On-site gym
- 

37 dock and 4 level access doors
- 

288 car parking spaces
- 

Up to 1.6 MVA of power
- 

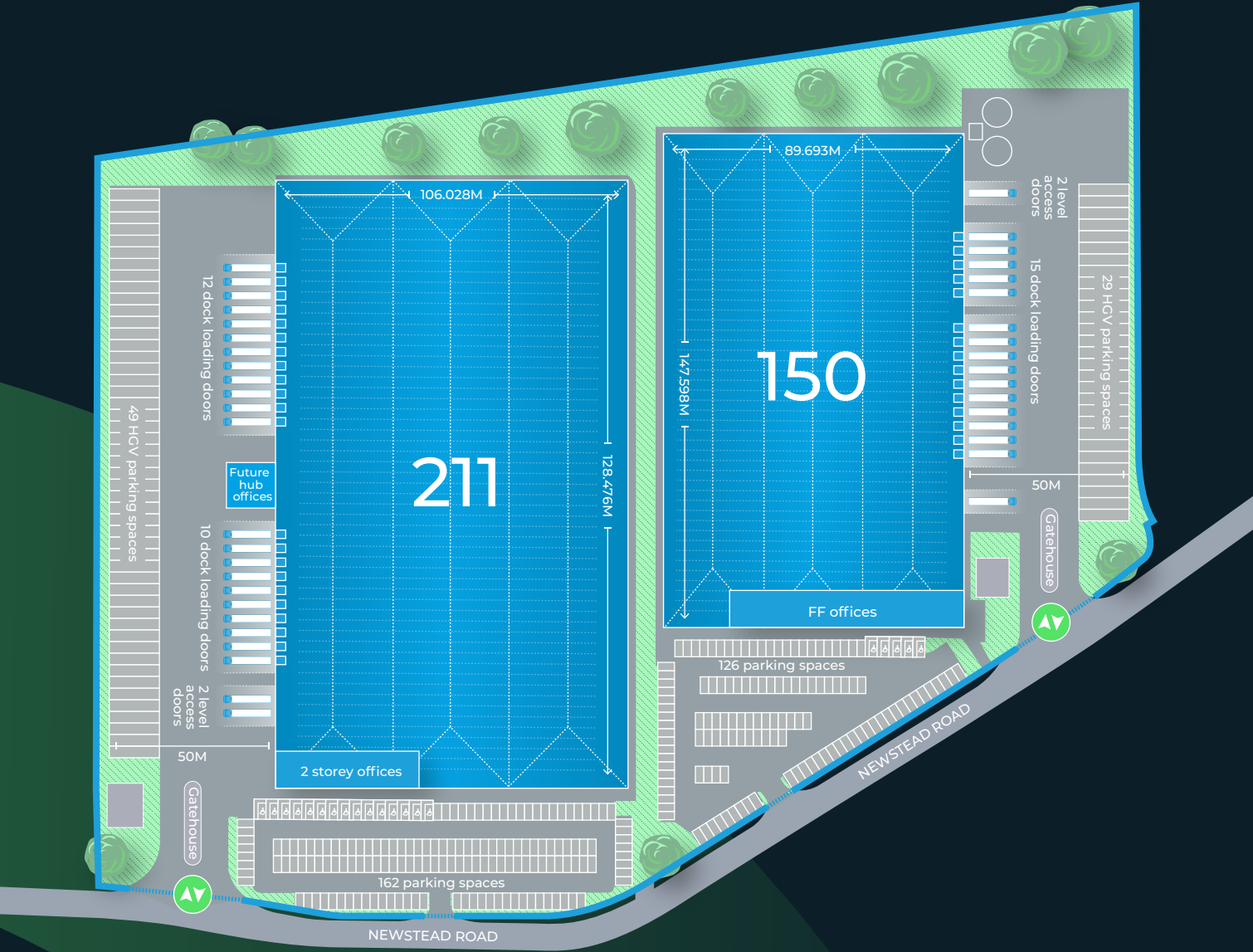
15m clear internal height
- 

50m yard depth
- 

Two storey offices
- 

Secure site
- 

78 HGV parking spaces



| Widnes 211             | Sq ft GIA | Widnes 150             | Sq ft GIA |
|------------------------|-----------|------------------------|-----------|
| Warehouse / production | 200,839   | Warehouse / production | 142,500   |
| Office                 | 10,000    | Office                 | 7,500     |
| Total                  | 210,839   | Total                  | 150,000   |



# Demographics



## Working population

There are 670,000 people employed in skilled occupations



264,000 people employed in manufacturing jobs



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



The average earnings is 2.6% lower than the national average

2.6%

## Freeport tax site

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

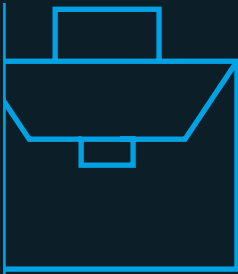
[Click here to view more information](#)



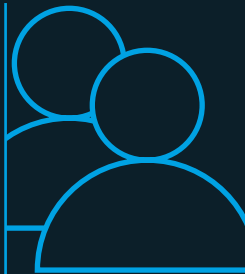
Enhanced capital allowances relief



SDLT relief



5 years nil business rates



Employment tax incentive and ENIC rate relief



# Local advantages

Liberty Park Widnes is located adjacent to the A561, providing direct access to Liverpool, Manchester and the UK's national motorway network. Liverpool is 12 miles from the site and Liverpool City Airport can be reached in under 25 minutes.

WHAT3WORDS: FULL.CLOSES.BITS

SAT NAV: WAB 8FZ



| Location   | Drive time from site | Airport        | Drive time from site | Stations          | Drive time from site | Ports     | Drive time from site |
|------------|----------------------|----------------|----------------------|-------------------|----------------------|-----------|----------------------|
| M62 J6     | 3 Miles<br>7 Mins    | John Lennon    | 4 Miles<br>9 Mins    | Widnes            | 4 Miles<br>10 Mins   | Liverpool | 12 Miles<br>24 Mins  |
| M57 J1     | 3 Miles<br>7 Mins    | Manchester     | 26 Miles<br>32 Mins  | Liverpool Lime St | 11 Miles<br>29 Mins  | Immingham | 136 Miles<br>2 hr 59 |
| Manchester | 30 Miles<br>45 Mins  | Leeds Bradford | 70 Miles<br>1 hr 30  | Liverpool Central | 11 Miles<br>30 Mins  | Bristol   | 170 Miles<br>2 hr 59 |

Source : Google Maps



## Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.



Tom Blakely - Logicor

## Network

We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

"Our focus has always been to work with our customers to find solutions together.

At Liberty Park Widnes we have secured exclusive incentives through the Freeport status of this site, to ensure as an occupier you have the ideal warehouse to serve your customers, as well as reducing the costs of your space."

Please contact us for further information:

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