



## **ESTUARY PRIME**

ESTUARY COMMERCE PARK,  
LIVERPOOL, L24 8QR

**TO LET (MAY SELL)**

**NEW BUILD INDUSTRIAL /  
WAREHOUSE UNITS**

**10,000 – 145,000 SQ FT**

- > Liverpool's Premier Business Park Location
- > Design and Build Packages Available
- > Close to Liverpool John Lennon Airport & JLR Factory

A new development by

network   
space  

**TO LET**  
**NEW BUILD INDUSTRIAL/  
 WAREHOUSE UNITS**  
**10,000 – 145,000 SQ FT**

## INDICATIVE DEVELOPMENT OPPORTUNITIES

**Estuary Prime** provides an exciting opportunity to secure a high quality industrial warehouse unit at Liverpool's premier business location, Estuary Commerce Park. Estuary Prime is one of the most prominent and well located plots within the Park and units are available on a design and build basis between 10,000 sqft and 145,000 sqft.

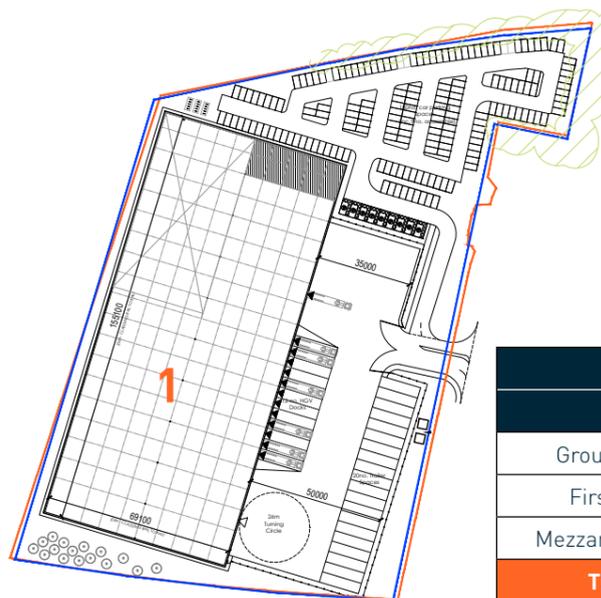
Units are immediately deliverable with leasehold and long leasehold ownership options potentially available.

Network Space and its team would welcome the opportunity to speak with interested parties in order that individual and tailored proposals can be developed.

**Indicative development options are illustrated.**



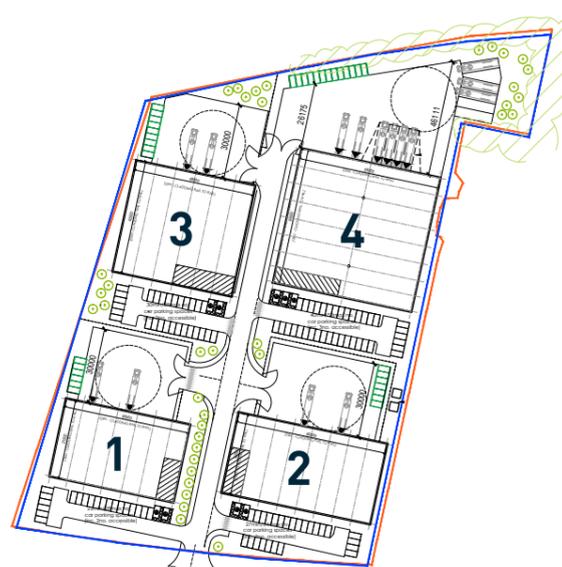
### OPTION 1



UNIT 1	
LEVEL	SQ FT
Ground Floor GIA	115,000
First Floor GIA	5,000
Mezzanine Allowance	25,295
<b>TOTAL GIA</b>	<b>145,295</b>



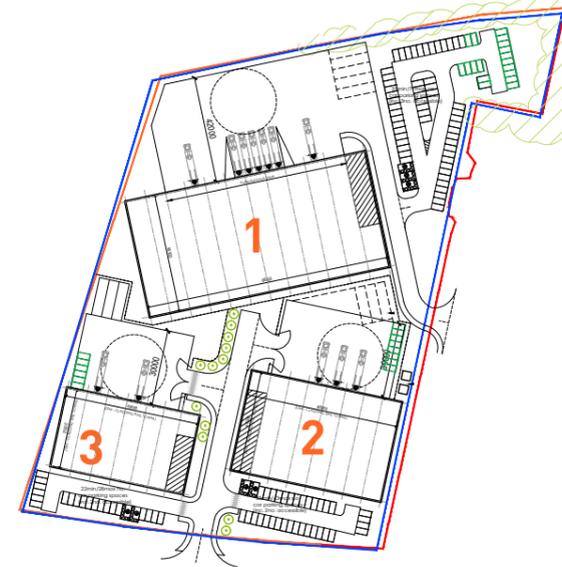
### OPTION 2



UNIT 1	
LEVEL	SQ FT
Ground Floor GIA	16,950
First Floor GIA	1,250
<b>TOTAL GIA</b>	<b>18,200</b>
UNIT 2	
Ground Floor GIA	21,000
First Floor GIA	1,500
<b>TOTAL GIA</b>	<b>22,500</b>
UNIT 3	
Ground Floor GIA	23,250
First Floor GIA	2,000
<b>TOTAL GIA</b>	<b>25,250</b>
UNIT 4	
Ground Floor GIA	32,750
First Floor GIA	1,750
<b>TOTAL GIA</b>	<b>34,500</b>



### OPTION 3



UNIT 1	
LEVEL	SQ FT
Ground Floor GIA	48,000
First Floor GIA	2,000
<b>Total GIA</b>	<b>50,000</b>
UNIT 2	
Ground Floor GIA	25,800
First Floor GIA	2,500
<b>Total GIA</b>	<b>28,300</b>
UNIT 3	
Ground Floor GIA	17,950
First Floor GIA	1,800
<b>Total GIA</b>	<b>19,750</b>

# THE PREMIER LOCATION FOR BUSINESS

Estuary Business Park is recognised both in the North West and beyond as Liverpool City Region's premier location for a wide variety of business occupiers. The low density park incorporates striking water features and landscaping, superb infrastructure and superior management standards. Located at the hub of a new integrated road/rail network and next to the UK's fastest growing airport.

Estuary Prime provides the last remaining development opportunity, located in a prime frontage position within the estate and wider by a rich mix of commerce including over 1 million sqft of automotive and bio pharma space.

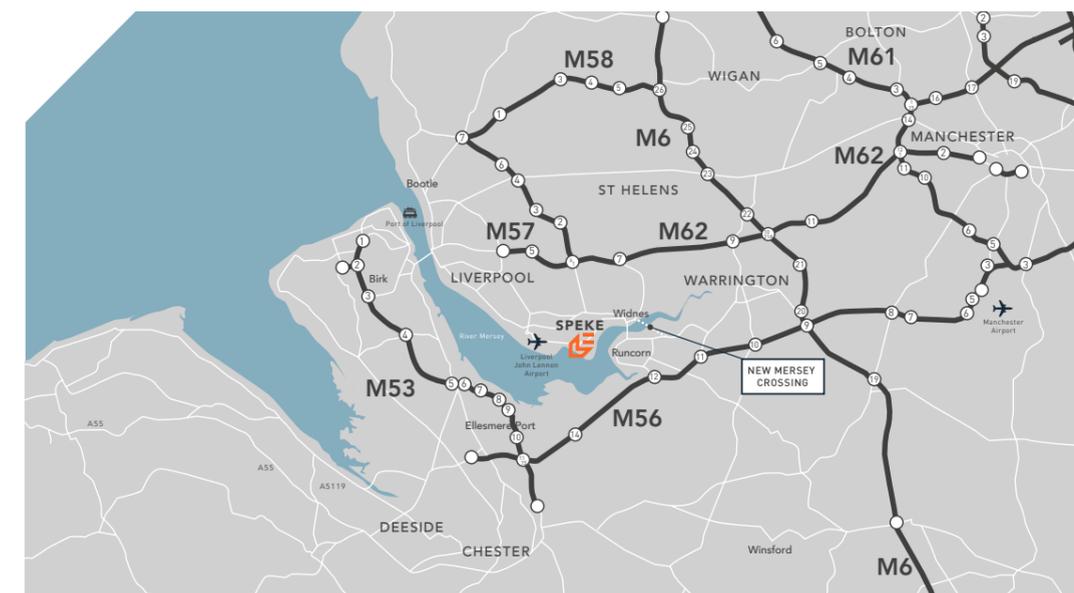
Notably Estuary Prime is located within **2 miles of Jaguar Land Rover Halewood** and only **2 minutes from Liverpool John Lennon Airport**. The **Port of Liverpool Seaforth** is accessible by road within **15 minutes**. To the immediate south of the site lies **Liverpool International Business Park**, home to large supply chain occupiers including Johnson Controls and GEFCO.

## TRANSPORT INFRASTRUCTURE

- > Direct dual carriageway access to M62 and M56 and onto the National Motorway Network.
- > Major road / rail interchange at the recently completed Liverpool South Parkway and new Mersey Crossing.
- > Intercontinental service by sea from the Port of Liverpool and Freeport.
- > Regular bus service to the City Centre and suburbs.

With national and international air links at **Liverpool and Manchester Airports**, a direct expressway linking to the UK Motorway Network, and all the facilities at the **Port of Liverpool** at your disposal, your business has instant access to all key national and international destinations.

**The New Mersey Crossing** further enhances access to the M56 Motorway, including communication links to both labour markets and the ability to service the wider region from Liverpool.



## DRIVE TIMES

Manchester	35 mins
Leeds	60 mins
Birmingham	80 mins
Cardiff	180 mins
London	220 mins
Glasgow	220 mins
Edinburgh	250 mins

## LINKS



LIVERPOOL JOHN LENNON AIRPORT  
2 MINUTES



LIVERPOOL SOUTH PARKWAY  
5 MINUTES



M62 JUNCTION 4  
M57 JUNCTION 6  
10 MINUTES



PORT OF LIVERPOOL SEAFORTH  
15 MINUTES



MANCHESTER INTERNATIONAL AIRPORT  
35 MINUTES





## ESTUARY PRIME

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LIVERPOOL, L24 8QR

## GRANTS

Qualifying companies might be eligible for grants.  
For more details contact Liverpool City Council.

## AGENT



**Jonathan Thorne**

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## DEVELOPER

network  
space  
Better places for business

Operating across the Northern  
Powerhouse region, Network Space  
is a commercial property developer,  
investor and manager specialising  
in the industrial warehouse sector.

It creates and nurtures exceptional industrial property for  
local, national and international organisations, providing the  
best environments in which to prosper. The company's mission  
is to create property that is fit for the future and will deliver  
sustainable long-term value for all involved.

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