

# PARKSIDE

J22 M6/J9 M62

Phase 1 speculative development

**EXEMPLAR LOGISTICS UNITS  
FROM 198,100 TO 367,700 SQ FT**

Phase 2 build to suit opportunities

**UP TO 950,000 SQ FT IN A SINGLE UNIT**

[ParksideM6.com](http://ParksideM6.com)



A JOINT VENTURE BETWEEN

Langtree



# Phase 1 outline planning consent for 1 million sq ft of exemplar logistics space, with speculative build units from 198,100 to 367,700 sq ft



## THE OPPORTUNITY

- Reserved matters planning application has been submitted for Units A, B and C for c. 793,200 sq ft of logistics space.
- The first phase of speculative development consists of Units A and B comprising 367,700 and 198,100 sq ft respectively.
- Phase 2 opportunities of up to 1.6 million sq ft with the ability to accommodate a single building of up to 950,000 sq ft, with a focus on advanced manufacturing, industrial and logistics sectors.
- Direct access to J22 M6, via the new Parkside Link Road (PLR) opening access to the M6 Growth Corridor.
- J9 M62 (for Port of Liverpool and Manchester) 1 mile to the south.
- Close proximity to Manchester and Liverpool Airports.
- Within 1 mile of Newton-le-Willows high street, St Helens
- C. 30 minute drive to the Port of Liverpool, the UK's largest transatlantic port, handling 45% of trade from the US and the majority of Irish Sea trade.
- Proximity to high-frequency passenger rail networks via the recently improved Newton-le-Willows Station.
- Strong local labour market.

## PART OF THE LIVERPOOL CITY REGION FREEPORT

Parkside lies within the Liverpool City Region (LCR) Freeport, which is a multi-gateway, multi-modal Freeport, with Parkside being the largest designated site within the LCR Freeport, offering considerable benefits to occupiers.

Eligible businesses locating at Parkside may benefit from significant tax and custom benefits, including:

### Tax Benefits

- An enhanced 10% rate of Structures and Buildings.
- Allowance for new investment over life of asset (compared to standard rate of 3%).
- An enhanced capital allowance of 100% for new investment for plant and machinery expenditure.
- Full relief for Stamp Duty Land Tax for qualifying commercial property.
- Full Business Rates relief for 5 years.
- Relief from employer national insurance contributions for new employees up to £25,000 per employee for up to first three years of employment if they spend 60% or more of their time at tax site.

### Customs Benefits

In addition to the tax benefits, eligible businesses could also benefit from a suite of customs benefits if approved as a Customs Site Operator (CSO):

- Tariffs & Customs Benefits.
- Duty suspension - no tariffs, import VAT or excise payable until goods enter the UK domestic market.
- Duty inversion - in some circumstances delay and reduce the payment of duties.
- Duty exemption for re-imports.
- Simplified customs procedure.

As a Freeport Tax and Customs site, Parkside provides a unique opportunity to support business growth through innovation and collaboration especially in the advanced manufacturing and logistics sectors.

Further information can be found at: [lcrfreeport.uk](http://lcrfreeport.uk)





NEWTON-LE-WILLOWS TRAIN STATION

**PARKSIDE**  
PHASE 1

**UNIT D**  
206,500 sq ft

**PARKSIDE**  
PHASE 2  
Up to 1.6 million sq ft

**UNIT A**  
367,700 sq ft

**UNIT B**  
198,100 sq ft

**UNIT C**  
227,400 sq ft

LINK ROAD TO J22 M6 UNDER CONSTRUCTION

Unit	Size (sq ft)	Availability
A	367,700	First phase of speculative development
B	198,100	First phase of speculative development
C	227,400	Future phase of speculative development
D	206,500	Design and build opportunities

Indicative image of completed site



# Our commitment to sustainability and engaging with our local community










Parkside is being delivered with occupier requirements, sustainability, biodiversity, and community engagement at the forefront

We recognise that many end-users require warehouse and office space that demonstrates excellent environmental performance. Parkside has been designed to match both economic and social value with long-term environmental performance.



## ENVIRONMENT & WELLBEING

Parkside has established a market-leading strategy to embed environmental and broader wellbeing initiatives into its design, including:

- |   |  |
|---|--|
|  <p><b>BREEAM</b><br/>‘Excellent’ Rating</p>   |  <p><b>Ecosystem</b><br/>Extensive landscaping provision with native planting scheme</p>              |
|  <p><b>Energy Efficiency</b><br/>Air source heat pumps for heating and cooling comfort</p>                  |  <p><b>Biodiversity Net Gain (BNG)</b><br/>10% BNG with onsite and offsite provisions</p>            |
|  <p><b>Electric Vehicle Charging (EV)</b><br/>10% EV Chargers to car parking spaces</p>                    |  <p><b>LED Lighting</b><br/>High-quality energy efficient lighting with daylight linked dimming</p> |
|  <p><b>Responsible</b><br/>Local and sustainable procurement of materials</p>                              |  <p><b>Intelligent</b><br/>Building management systems</p>  |
|  <p><b>EPC</b><br/>A Rating</p>  |  <p><b>Natural Light</b><br/>15% roof lights</p>  |
|  <p><b>Photovoltaic (PV)</b><br/>10% office roof area with potential for remaining available roof area</p> |  <p><b>Nature</b><br/>2km heritage / walking trail provided</p>                                     |

## ENGAGING THE LOCAL COMMUNITY

Engagement with the local community is at the forefront of the Parkside development and has been core to everything we do. Underpinning this is the most far-reaching programme of social initiatives designed to deliver long term benefits within the local community, with the support of St Helens Chamber. This includes:

- Regular consultations through our quarterly Community Forum offering a two-way channel of communication between the Parkside team, local residents, businesses, and wider stakeholders.
- Through this forum the local Battlefield trust helped inform historical notice boards across the Nature Trail.
- During the planning process more than 80 businesses to date have engaged with Parkside and St Helens Chamber regarding opportunities to bid on various works packages.
- Support to be offered to those looking for employment opportunities at Parkside with the Chamber through careers coaching for young adults and work-ready support at all levels.
- Parkside is also committed to supporting and upskilling local labour onsite through traineeships and apprenticeships.

# PARKSIDE

J22 M6/ J9 M62

**PHASE 1** Outline planning consent for 1 million sq ft of exemplar logistics with speculative units from 198,100 to 367,700 sq ft.

The first phase of speculative development consists of Units A and B comprising 367,700 and 198,100 sq ft respectively.

Reserved matters planning application has been submitted for Units A, B and C for c. 793,200 sq ft of logistics space.

Future phase of speculative development consists of Unit C comprising 227,400 sq ft.

**PHASE 2** Opportunities of up to 1.6 million sq ft with the ability to accommodate a single building of up to 950,000 sq ft, with a focus on advanced manufacturing, industrial and logistics sectors.

Unit	Size (sq ft)	Availability
A	367,700	First phase of speculative development
B	198,100	First phase of speculative development
C	227,400	Future phase of speculative development
D	206,500	Design and build opportunities



## Indicative specification

- BREEAM Excellent
- Up to 60m yard depth
- Dock and level access loading
- 50kN/m<sup>2</sup> floor loading
- 5% Grade A HQ office provision
- Separate car parking
- Eaves height 15 - 18m

# 38.8 million people within 4.5 hour HGV drive

Source: www.drivetimesmaps.co.uk

## PORTS

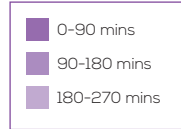
DRIVE TIMES	DISTANCE	JOURNEY
Salford	15 miles	24 mins
Liverpool	23 miles	36 mins
Hull	114 miles	2 hrs 3 mins
Immingham	126 miles	2 hrs 13 mins
Southampton	226 miles	3 hrs 52 mins
Felixstowe	245 miles	4 hrs 19 mins

## MAIN ROUTES

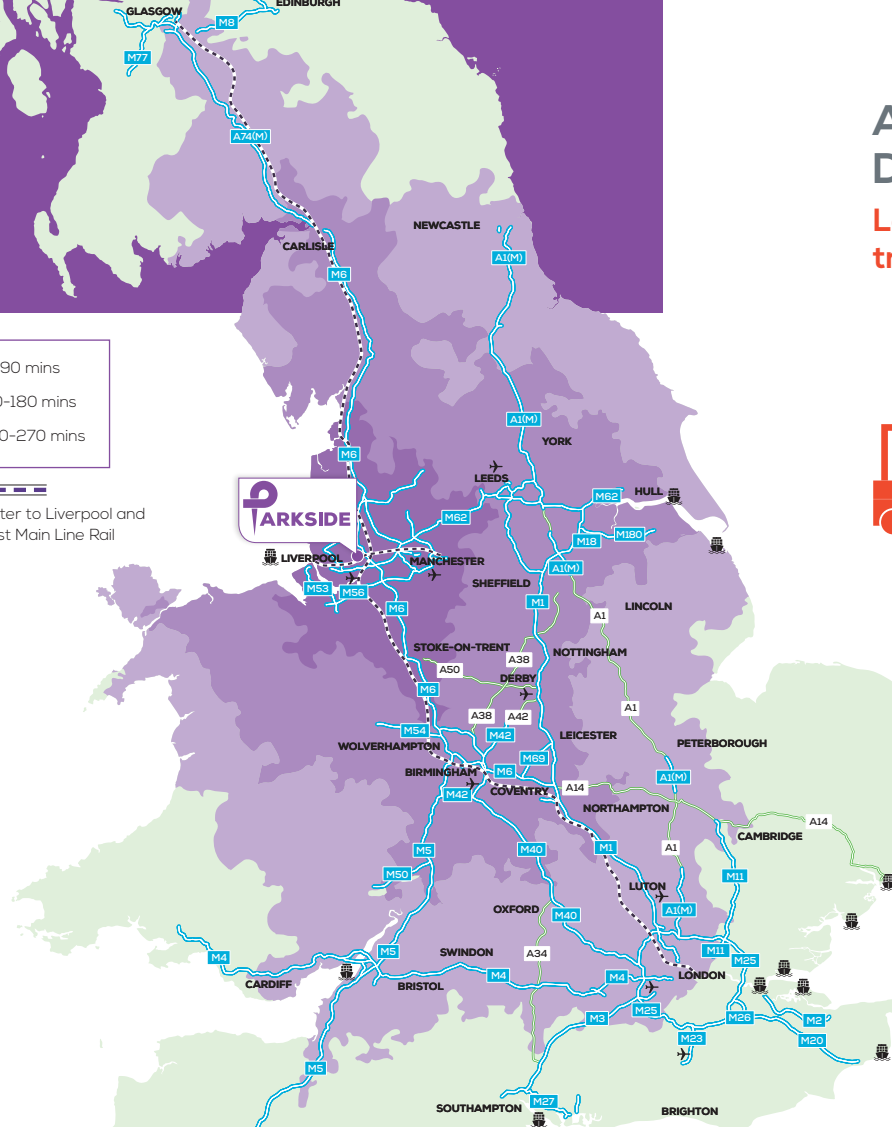
DRIVE TIMES	DISTANCE	JOURNEY
Warrington	5.3 miles	15 mins
Manchester	19 miles	35 mins
Liverpool	19 miles	35 mins
Birmingham	83.4 miles	1hr 32 mins
London	206 miles	3 hrs 42 mins

## AIRPORTS

DRIVE TIMES	DISTANCE	JOURNEY
Manchester	22 miles	26 mins
Liverpool	19 miles	27 mins
London	198 miles	3 hrs 25 mins

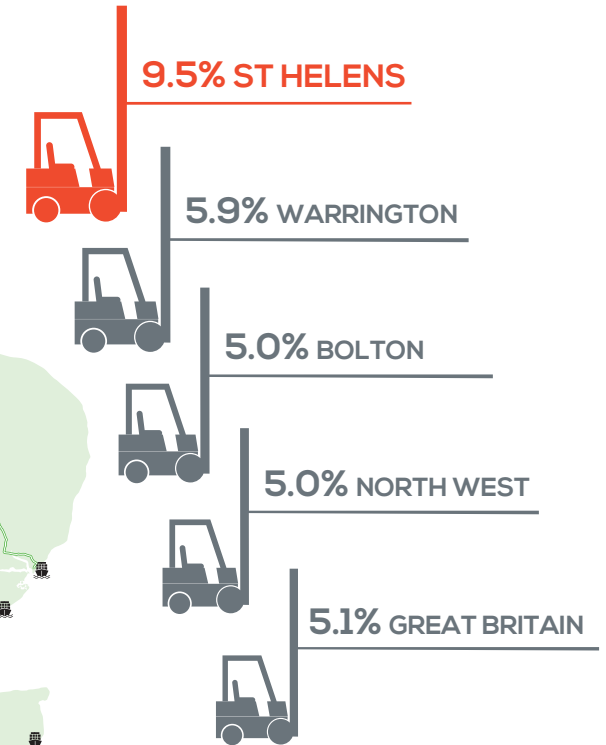


Manchester to Liverpool and West Coast Main Line Rail



## A STRONG DEMOGRAPHIC

Labour supply in transportation and storage



## CONTACT



**Steve Johnson**  
E: steve@b8re.com  
M: 07771 888363



**John Sullivan**  
E: john.sullivan2@colliers.com  
M: 07702 908353



A JOINT VENTURE BETWEEN

