

UK, LIVERPOOL

WIDNES 360

LIBERTY PARK

360,795 SQ FT

BRAND NEW INDUSTRIAL /
WAREHOUSE UNIT

AVAILABLE Q2 2024

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.



FREPORT 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



5 years nil business rates



SDLT relief



Employment tax incentive and NIC rate relief

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

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

360,795 sq ft grade A speculative built warehouse, available Q2 2024.



INDICATIVE IMAGE

ACCOMMODATION

UNIT 360

Warehouse	342,938 sq ft
3 Story Office	12,540 sq ft
Pod Office	5,317 sq ft
Total (GIA)	360,795 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
- On-site gym
- EV charging points

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



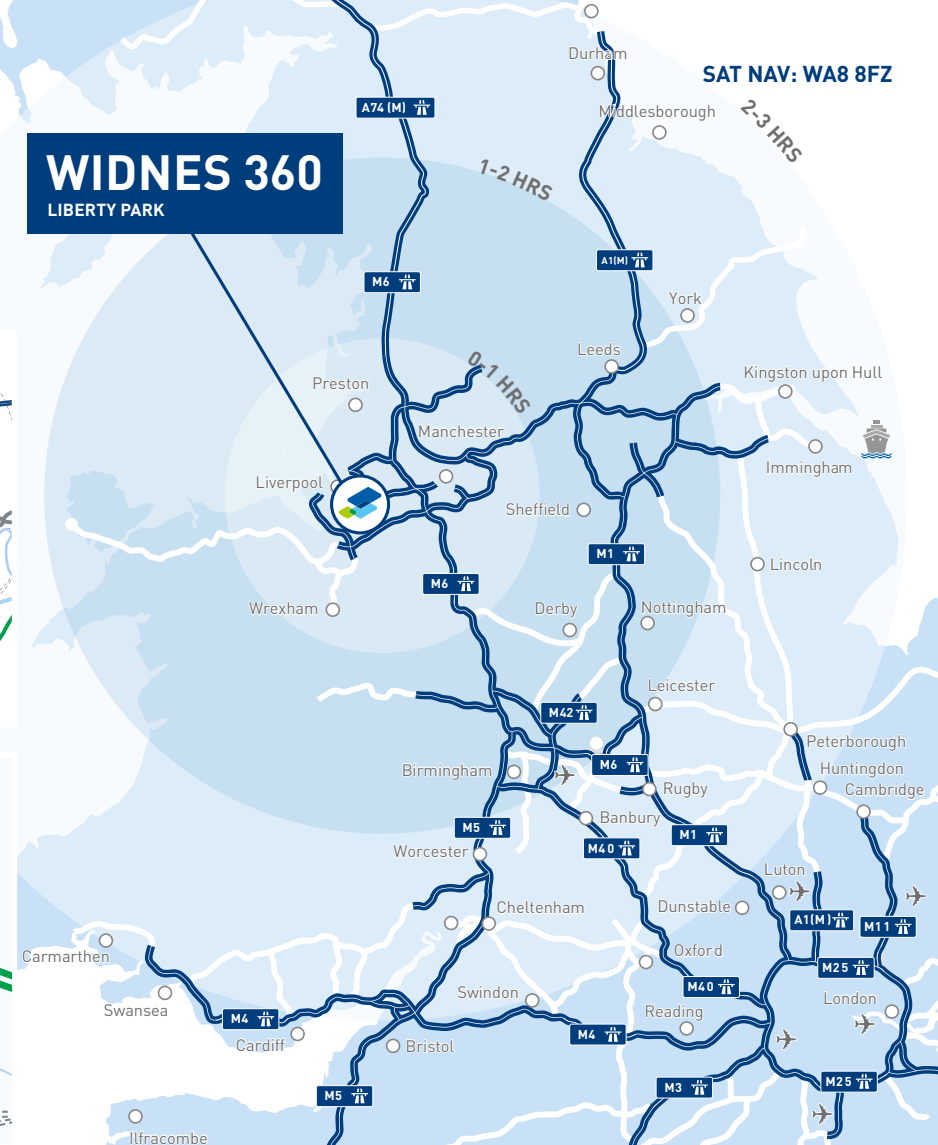
LIVERPOOL PORT IS LOCATED WITHIN 12 MILES, 24 MINUTES AWAY



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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 Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. February 2023.