



SYMMETRY PARK

MERSEYSIDE / M62/M57

NEW 1 MILLION SQ FT EMPLOYMENT PARK
AND 65 ACRE COUNTRY PARK

tritaxsymmetry.com/merseyside

 TRITAX SYMMETRY
A TRITAX BIG BOX COMPANY



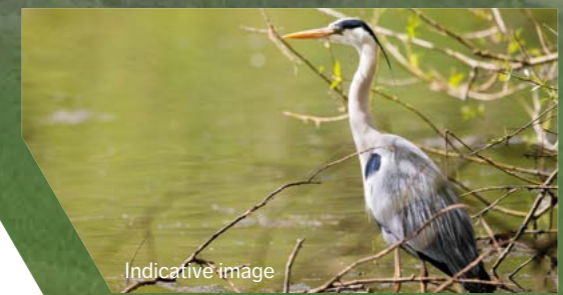


Designed to Deliver

Tritax Symmetry Ltd. is a well-funded, highly experienced developer and is the development arm of the FTSE 250 £4.89 bn Tritax Big Box REIT.

Merseyside means Easier

Symmetry Park Merseyside is a new premier distribution park on the M62 (Junction 6 Knowsley) to be developed by leading logistics developer, Tritax Symmetry Ltd.



Indicative image



Indicative image



Connections don't come any Closer



Symmetry Park Merseyside is located at J6 of the M62 at Tarboch Island. The strategic location on the M62 enables wider access to the national motorway network via the M6 at Junction 10, approximately 7.5 miles away.

Travel Time Zones from L35 3SU (max. 50mph)

- 1 HOUR
- 2 HOURS
- 3 HOURS
- 4 HOURS



Road

Road	Distance	Time
M62 (J6)	2 miles	6 mins
M6 (J21A)	12.5 miles	17 mins
Liverpool	10 miles	25 mins
Manchester	27 miles	45 mins
Leeds	66 miles	1 hr 30 mins
Sheffield	72 miles	1 hr 10 mins
Birmingham	92 miles	2 hrs 00 mins
Nottingham	103 miles	2 hrs 15 mins
London	215 miles	4 hrs 00 mins



Airports

Airport	Distance	Time
Liverpool Airport	08 miles	20 mins
Manchester Airport	29 miles	40 mins
East Midlands Airport	95 miles	2 hrs 00 mins
Birmingham Airport	103 miles	2 hrs 40 mins
Heathrow Airport	202 miles	3 hrs 30 mins



Seaports

Port	Distance	Time
Liverpool	15 miles	35 mins
Immingham	132 miles	2 hrs 20 mins
Teesport	142 miles	2 hrs 40 mins
Milford Haven	198 miles	5 hrs 00 mins
Dover	301 miles	5 hrs 40 mins

Source: Google Maps, travel times are approximate

Numbers don't come any Greater

Economic Activity

Economic indicators suggest there are a number of economically inactive residents in Knowsley and the City Region that want to work. As such, the local labour market analysis indicates that there is ample supply of labour for this development, including:

- At the LCR level, 43,000 people that are economically inactive but are seeking a job, and 31,000 people that are unemployed
- At the local (Knowsley) level, 3,500 people that are economically inactive but are seeking a job, and 2,900 people that are unemployed
- As such, and notwithstanding the future unemployment impact of COVID-19, it is considered that there was already a significant latent supply of labour either unemployed or inactive but potentially seeking opportunities. These developments are ideally placed to entice people attracted by the mix of opportunities that are created across various skill levels

Knowsley population **3,500**

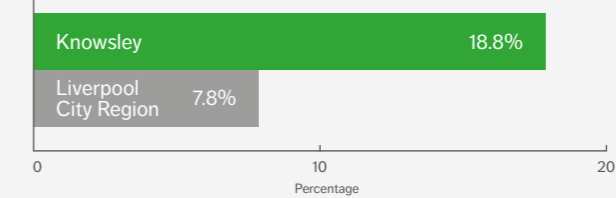


Liverpool City Region population **43,000**



Source: CBRE 2020

Proportion of manufacturing jobs



Local Occupiers

Over the last five years, the number of manufacturing businesses in Knowsley has increased by five times the national rate. The borough is now home to 275 manufacturing businesses employing 12,600 people. Many businesses have global significance such as Jaguar Land Rover and Getrag Ford, as well as a strong base of small and medium-sized companies, many within the manufacturing supply chain. Whilst, the manufacturing sector has declined as a proportion of total jobs in recent years, it still accounts for a higher proportion of jobs in Knowsley when compared to the national level. This reflects the borough's role in the automotive industry and its supply chain, as well as advanced manufacturing and engineering sub-sectors.

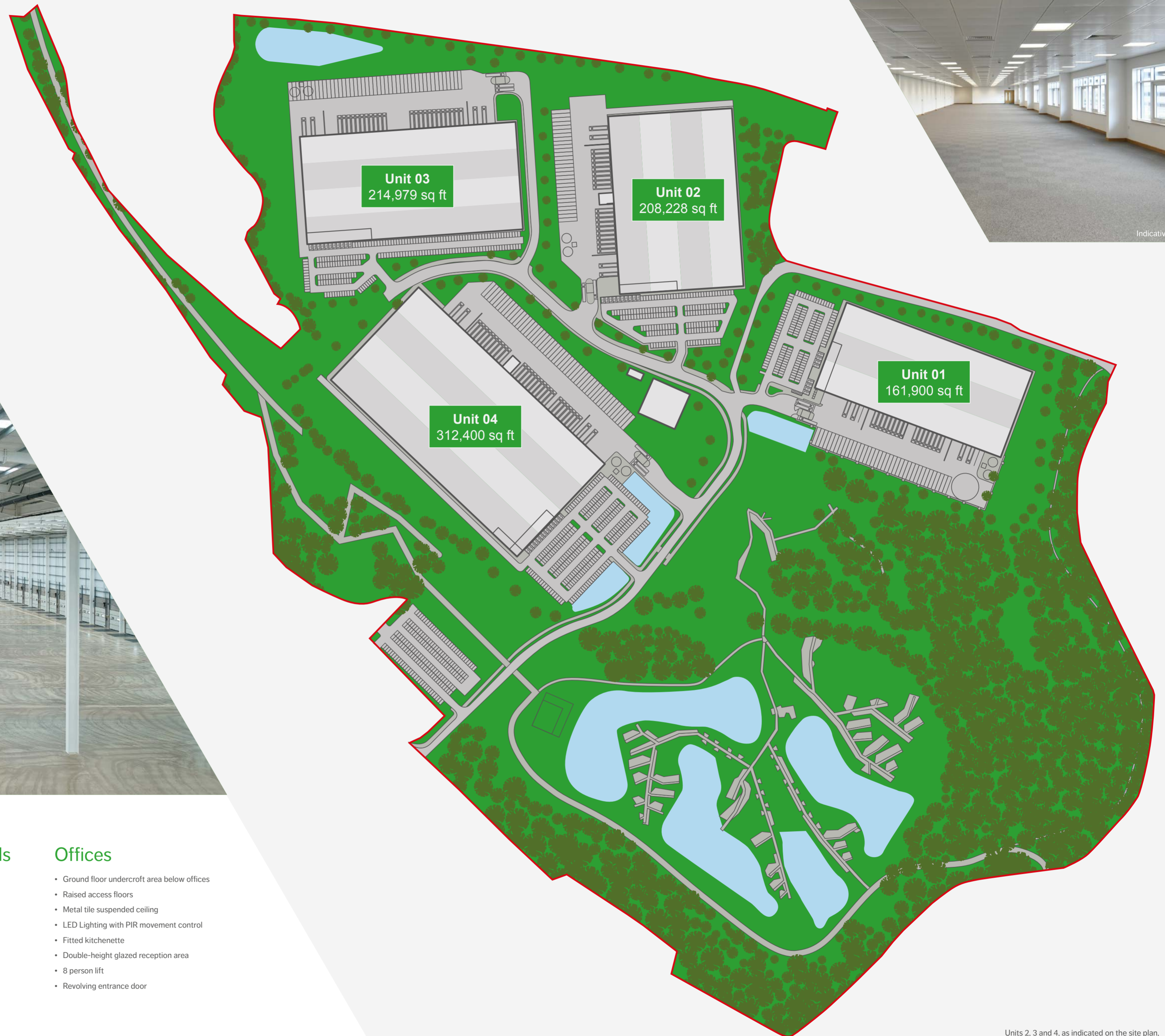
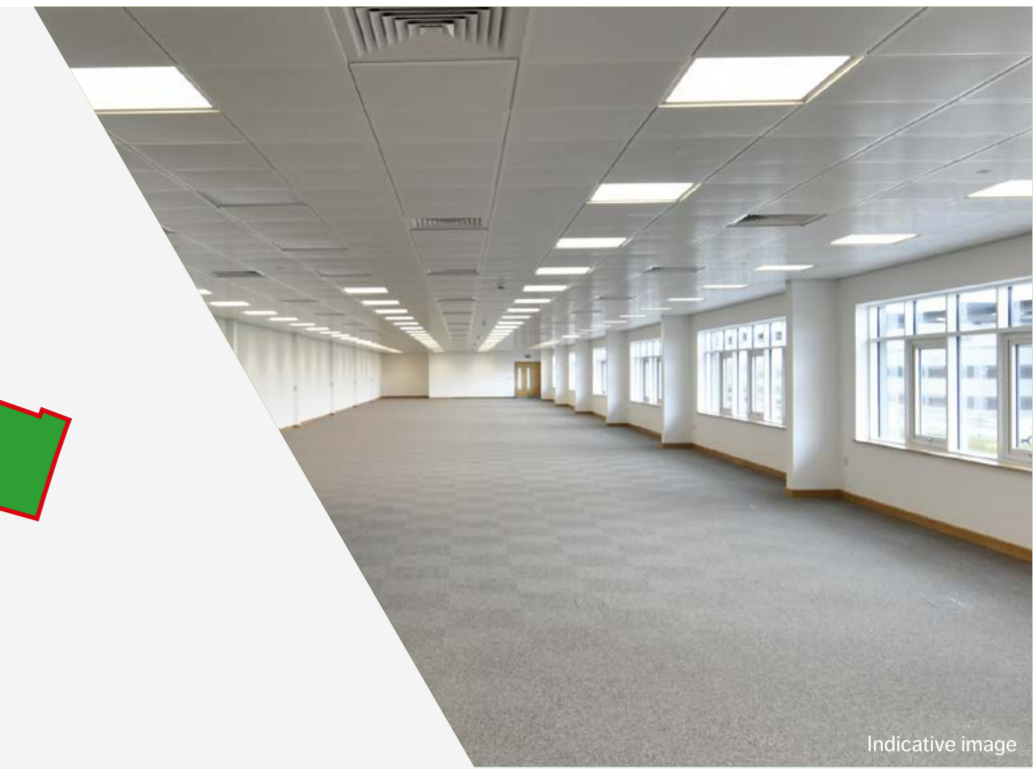
Labour

The site will generate approximately 1,000 net additional jobs within the Liverpool City Region and 775 jobs respectively in Knowsley. This will create net additional impacts of approximately £51 million of net additional GVA annually.

Moves don't come any Smarter

Unit 01

Warehouse	153,100 sq ft
Offices	8,500 sq ft
Gatehouse	300 sq ft
Total	161,900 sq ft
Car Parking Spaces	154
Trailer Parking Spaces	37
Clear Height	15m
No. of Dock Levellers	15
No. of Level Entry Doors	4



Sustainability

- Delivered to Net Zero Carbon in Construction
- BREEAM rating 'Very Good'
- EPC Target A rating
- LED Lighting
- PV solar power generation
- Water saving taps, dual flush WCs and shower
- Electric vehicle charging points

Warehouse & Externals

- 50 kN per sq m of floor loading
- Fully fenced 50m yard and security gatehouse
- 37 HGV trailer spaces
- 154 car parking spaces
- 10% roof lights
- 15m to underside of haunch
- 15 dock leveller loading doors
- 4 drive in loading doors

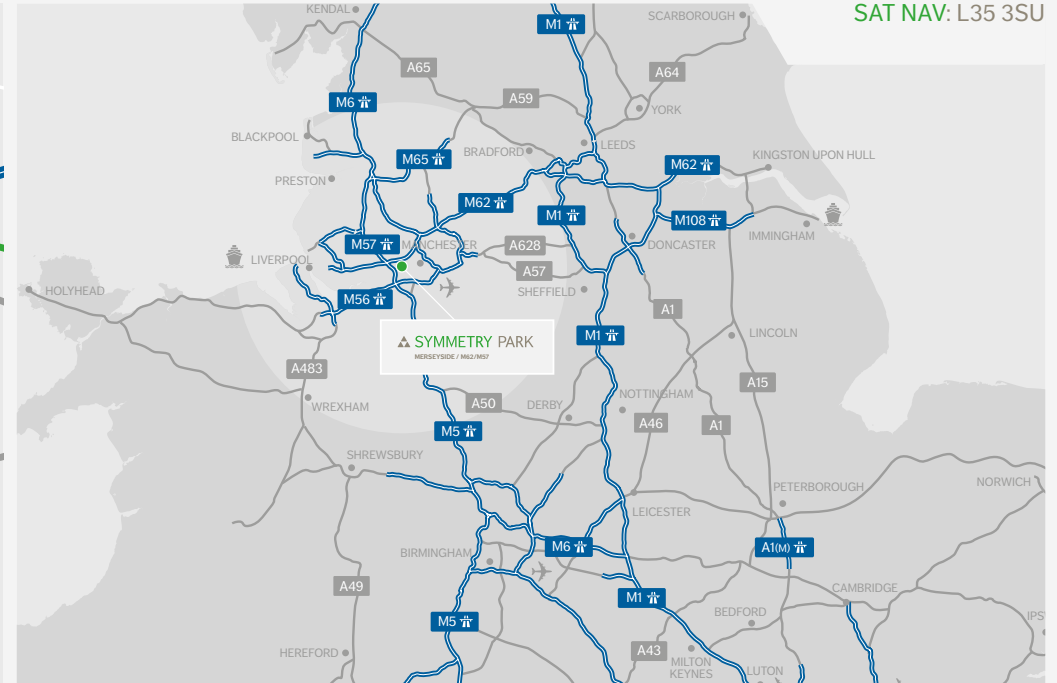
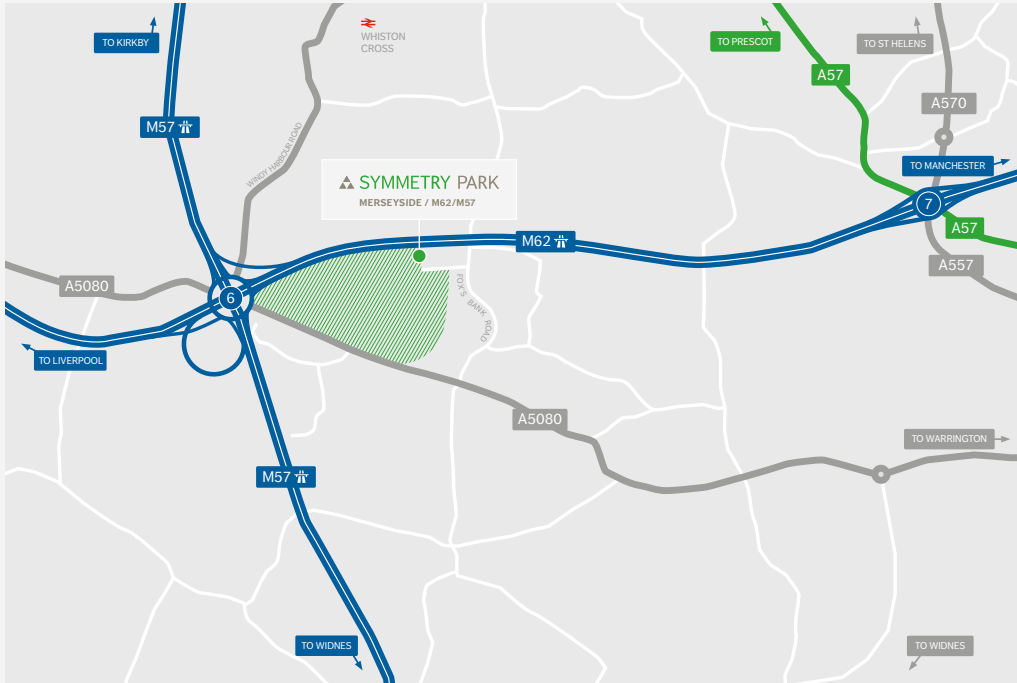
Offices

- Ground floor undercroft area below offices
- Raised access floors
- Metal tile suspended ceiling
- LED Lighting with PIR movement control
- Fitted kitchenette
- Double-height glazed reception area
- 8 person lift
- Revolving entrance door

Units 2, 3 and 4, as indicated on the site plan, have been applied for in Outline and are capable of providing up to a maximum of 838,100 sq ft

SYMMETRY PARK

MERSEYSIDE / M62/M57



Terms

Please contact the joint sole agents for further details.

Further information

GERALDEVE
0161 259 0450
geraldeve.com

Jason Print
jprint@geraldeve.com
0161 259 0475

CUSHMAN & WAKEFIELD
0161 236 9595
cushmanwakefield.co.uk

Rob Taylor
rob.p.taylor@cushwake.com
0161 455 3729

WORLD LAND TRUST™
www.carbonbalancedpaper.com
CDPWW0025041EN03

FSC
MIX
Paper from
responsible sources
FSC® C022913

@tritaxsymmetry

tritaxsymmetry.com/merseyside

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Geraldeve and Cushman & Wakefield. October 2021.

TRITAX SYMMETRY

A TRITAX BIG BOX COMPANY