

UK, LIVERPOOL

WIDNES 150 & 211

LIBERTY PARK

149,510 & 210,839 SQ FT
TWO BRAND NEW INDUSTRIAL /
WAREHOUSE UNITS
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.



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

FREPORT TAX SITE

What are Freeports?

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



Enhanced capital allowances relief



5 years nil business rates



SDLT relief



Employment tax incentive and NIC rate relief

[CLICK HERE TO VIEW MORE INFORMATION](#)

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

149,510 and 210,839 sq ft grade A speculative built warehouses, available Q2 2024.



ACCOMMODATION

UNIT 150

Warehouse	142,500 sq ft
Offices	8,116 sq ft
Total (GIA)	149,510 sq ft

- 29 HGV parking spaces
- 126 car parking spaces

UNIT 211

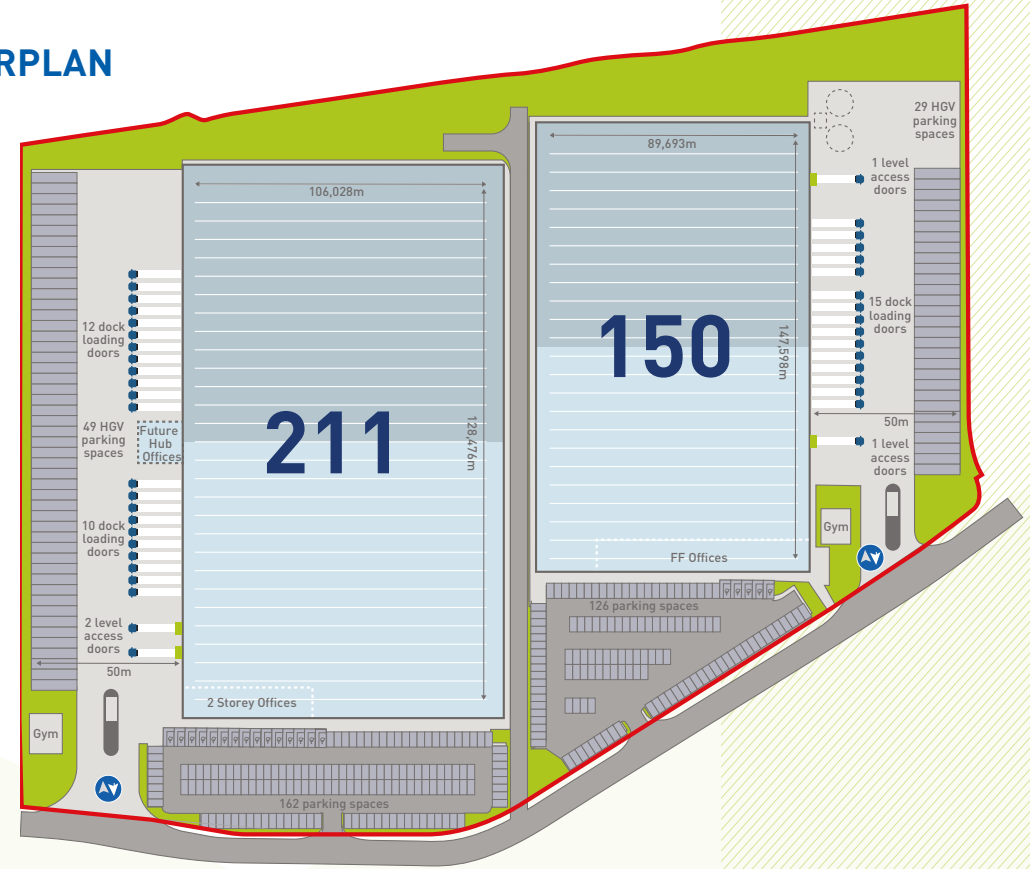
Warehouse	200,839 sq ft
Offices	10,000 sq ft
Total (GIA)	210,839 sq ft

- 49 HGV parking spaces
- 162 car parking spaces

INDICATIVE MASTERPLAN

KEY

- Entrance gates
- Unit space
- Car parking
- Level loading door



SPECIFICATION



Up to 1.6 MVA of power



15m clear internal height



Two storey offices



Up to 22 dock loading doors



Up to 162 car parking spaces



2 level access doors



BREEAM targeting Very Good



Up to 49 HGV parking spaces



EPC targeting A rating



50m 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

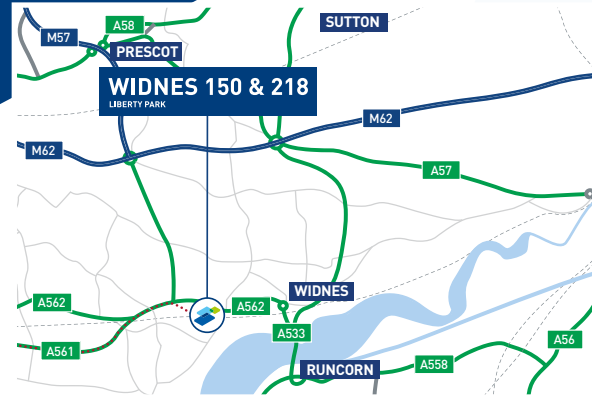


3MG MERSEY MULTIMODAL GATEWAY-LINKS BY **RAIL AND ROAD** WITH THE **SOUTHERN DEEP SEA PORTS**

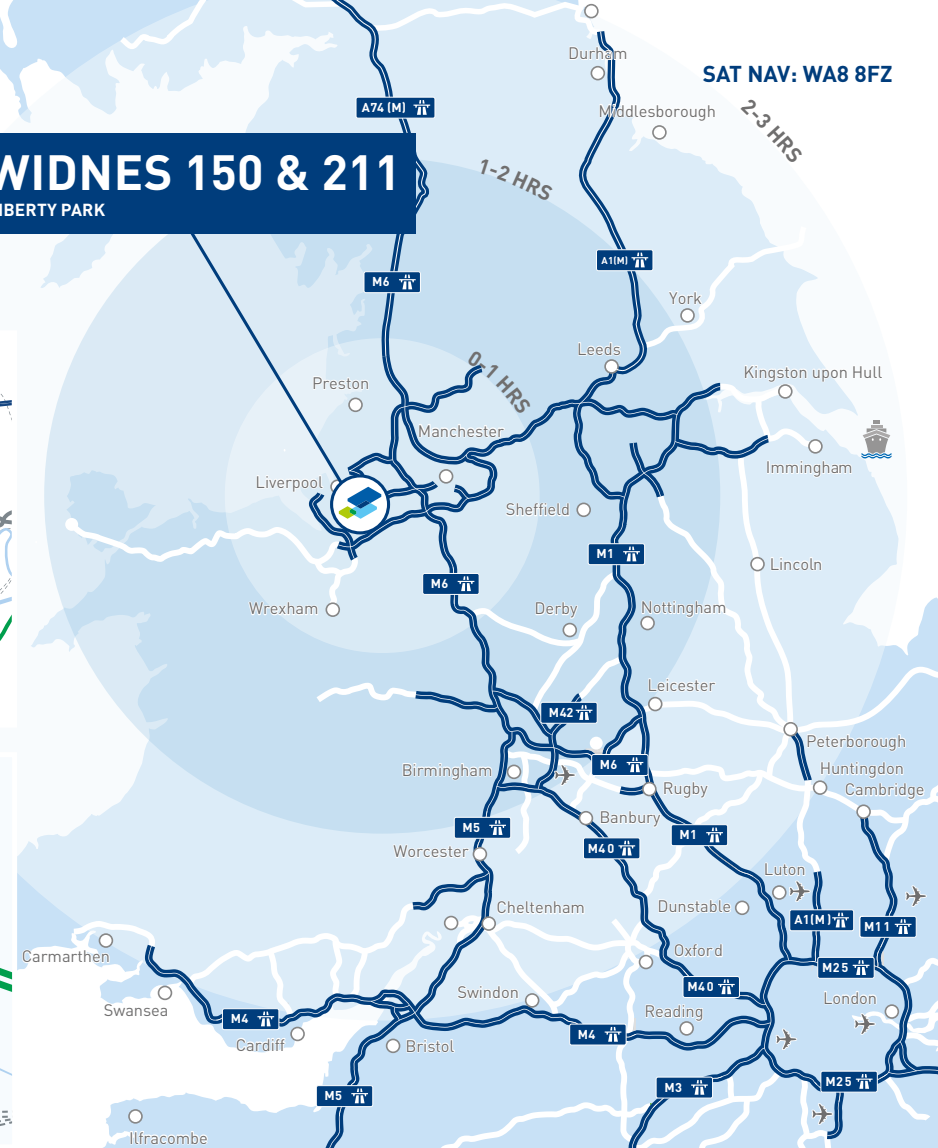


Misrepresentation Act 1967:
 Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. February 2023.

designed & produced by **CORMACK** - cormackadvertising.com



WIDNES 150 & 211 LIBERTY PARK



Please contact us for further details:

DTRE
 0161 549 9760
 www.dtre.com

Andrew Lynn
 andrew.lynn@dtre.com
Jack Weatherill
 jack.weatherill@dtre.com

**AVISON
YOUNG**
 0161 228 1001

James Goode
 james.goode@avisonyoung.com
Mike Rooney
 mike.rooney@avisonyoung.com

STOFORD **LOGICOR**
 www.logicor.eu
 www.libertyparkwidnes.co.uk