



PHASE TWO
DETAILED
PLANNING SUBMITTED

Unit B

Unit A

Retail Store

 **SOVEREIGN**
INDUSTRIAL PARK
WILSON ROAD, HUYTON BUSINESS PARK, LIVERPOOL L36 6AD

INDUSTRIAL / WAREHOUSE UNITS

UNIT A 145,250 sq ft (13,494 sq m)

UNIT B 65,600 sq ft (6,094 sq m)



Units A & B will provide high quality fully refurbished self contained industrial/warehouse units in a strategic location.

Unit	Ground Floor	First Floor / Office	Total	Car Parking (Accessible)	Cycle Parking	Motorcycle Parking	EV Charging Point (Enabled with ducting)
A	141,250 sq ft (13,122 sq m)	4,000 sq ft (372 sq m)	145,250 sq ft (13,494 sq m)	134 (7)	16	7	1 (27)
B	63,100 sq ft (5,862 sq m)	2,500 sq ft (232 sq m)	65,600 sq ft (6,094 sq m)	61 (7)	7	3	1 (12)



Steel portal frame / Steel truss construction



Dock level and level access loading doors



Eaves height up to 7.72m



High quality refurbishment / re-modelling



Low energy lighting



Sprinkler system to Unit A



First floor office accommodation



Dedicated car parking areas



Substantial trailer parking areas

Unit A - Front



Unit A - Rear



Unit B





 **L36 6AD**

Huyton Business Park comprises a well-established predominantly industrial and trade counter location, strategically situated adjacent to the M62/M57 intersection, known locally as Tarbock Island. Liverpool City Centre is located approximately 9.5 miles to the West of the property, whilst Warrington and Manchester are located 11.5 miles and 25 miles to the East.

The estate benefits from excellent road communications, with good access to the M57, M56, M62, M58, M53 and the M6 motorways. Liverpool John Lennon Airport is located approximately 7 miles South, with Manchester International Airport located approximately 28 miles South East. Liverpool Lime Street station and Runcorn station provide regular rail services to London Euston, and also provide links to the North West including Manchester, Preston and Warrington.

The region is further enhanced by the completion of a number of major infrastructure projects which include the Liverpool2 Container Terminal and also the New Mersey Crossing Bridge.





LIVERPOOL

WILSON ROAD

COREX LIVERPOOL

ROYAL MAIL

M62

JOHN MASON INTERNATIONAL

LFC

HEMSEC

BATLEYS LIVERPOOL

OLYMPIC OILS



ANTOLIN INTERIORS

M57

VILLAGE HOTEL



M62

A5300 KNOWSLEY EXPRESSWAY

J6/1

STRATEGICALLY SITUATED ADJACENT TO THE M62/M57 INTERSECTION

M6/MANCHESTER

TERMS

On application.

VAT

VAT will be payable where applicable.

LEGAL COSTS

All parties will be responsible for their own legal costs incurred in the transaction.

EPC

Energy Performance Certificate is being prepared and will be made available upon request.

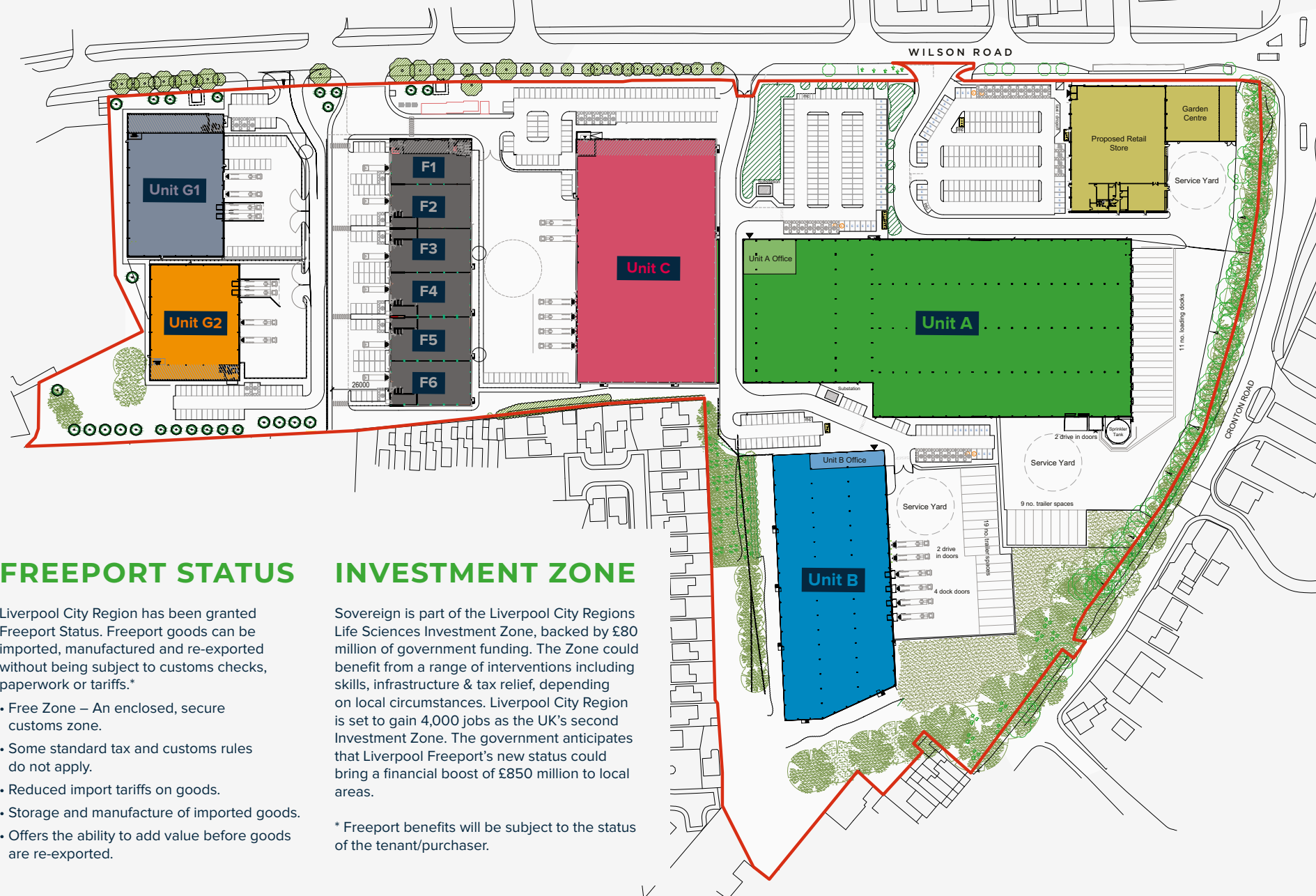
FURTHER INFORMATION

For further information please contact;



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FREEPORT STATUS

Liverpool City Region has been granted Freeport Status. Freeport goods can be imported, manufactured and re-exported without being subject to customs checks, paperwork or tariffs.*

- Free Zone – An enclosed, secure customs zone.
- Some standard tax and customs rules do not apply.
- Reduced import tariffs on goods.
- Storage and manufacture of imported goods.
- Offers the ability to add value before goods are re-exported.

INVESTMENT ZONE

Sovereign is part of the Liverpool City Regions Life Sciences Investment Zone, backed by £80 million of government funding. The Zone could benefit from a range of interventions including skills, infrastructure & tax relief, depending on local circumstances. Liverpool City Region is set to gain 4,000 jobs as the UK's second Investment Zone. The government anticipates that Liverpool Freeport's new status could bring a financial boost of £850 million to local areas.

* Freeport benefits will be subject to the status of the tenant/purchaser.