

# Hercules 100

Estuary Commerce Park | Speke | Liverpool | L24 8AD

**AVAILABLE NOW**  
IN EXISTING CONDITION  
TO BE REFURBISHED FOR  
COMPLETION Q4 2024



**TO LET / MAY SELL**

High Quality Industrial/Warehouse Facility with Offices

**99,930** SQ FT  
(9,284 sq m)

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## LOCATION

ESTUARY @ SPEKE

SPECIFICATION

SITEPLAN

ACCOMMODATION

FURTHER INFORMATION



## LOCATION

### THE PREMIER LOCATION FOR BUSINESS

Estuary Business Park has established itself at the heart of South Liverpool's dramatic resurgence. It is now recognised, both in the North West and beyond as a premier location for a wide variety of business occupiers.

South Liverpool itself offers a rich mix of commerce with over 1 million sq ft of automotive and bio-pharma space. Within the immediate catchment, amenities include Crowne Plaza, Premier Inn and Travelodge hotels, New Mersey Retail Park whose occupiers include Marks & Spencer and Boots, and a David Lloyd Leisure Club.

Liverpool is the commercial and administrative centre for the Merseyside region located approximately 212 miles north west of London, 98 miles north west of Birmingham and 34 miles west of Manchester. Liverpool is the sixth largest city in the UK, with the Liverpool City Region benefitting from a population of approximately 2 million. Road communications are excellent with the M62, M56, M57, M58 and M53 providing motorway access around the region and onto the national motorway network.



Within the  
**Liverpool City Region**  
Freeport



16 mins to junction 6, M62



Dedicated Bus service to Liverpool South Parkway Station



15 mins to Liverpool City Centre



2 mins to Liverpool John Lennon Airport



5 hotels within 3 mins drive



5 min drive/15 min walk to Mersey Retail Park

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## SPECIFICATION

The unit has a high quality specification including the following features:

### EXISTING WAREHOUSE



Steel portal frame construction



Metal clad elevations beneath a pitched insulated metal clad roof



4 dock level loading doors together with 1 level access door



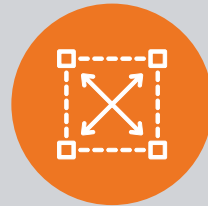
High floor loading capacity of 35KN/m<sup>2</sup>



Power supply to be confirmed



Heating and sodium lighting to warehouse area



Full concrete yard area



Eaves height of 8.10 metres / Apex of 9.90 metres



Secure fenced site with mechanical gates to the front



C. 49m deep service yard

### EXISTING OFFICE

The office accommodation is arranged over two floors located at the western end of the property. It currently has the following specification:



Fully air conditioned



Suspended ceilings



Carpeted floors



Kitchen and WC facilities



Passenger lift

### PROPOSED REFURBISHMENT

- Removal of dividing walls within the warehouse
- Removal of partitions within offices
- Refurbishment throughout with replacement finishes and building services as necessary

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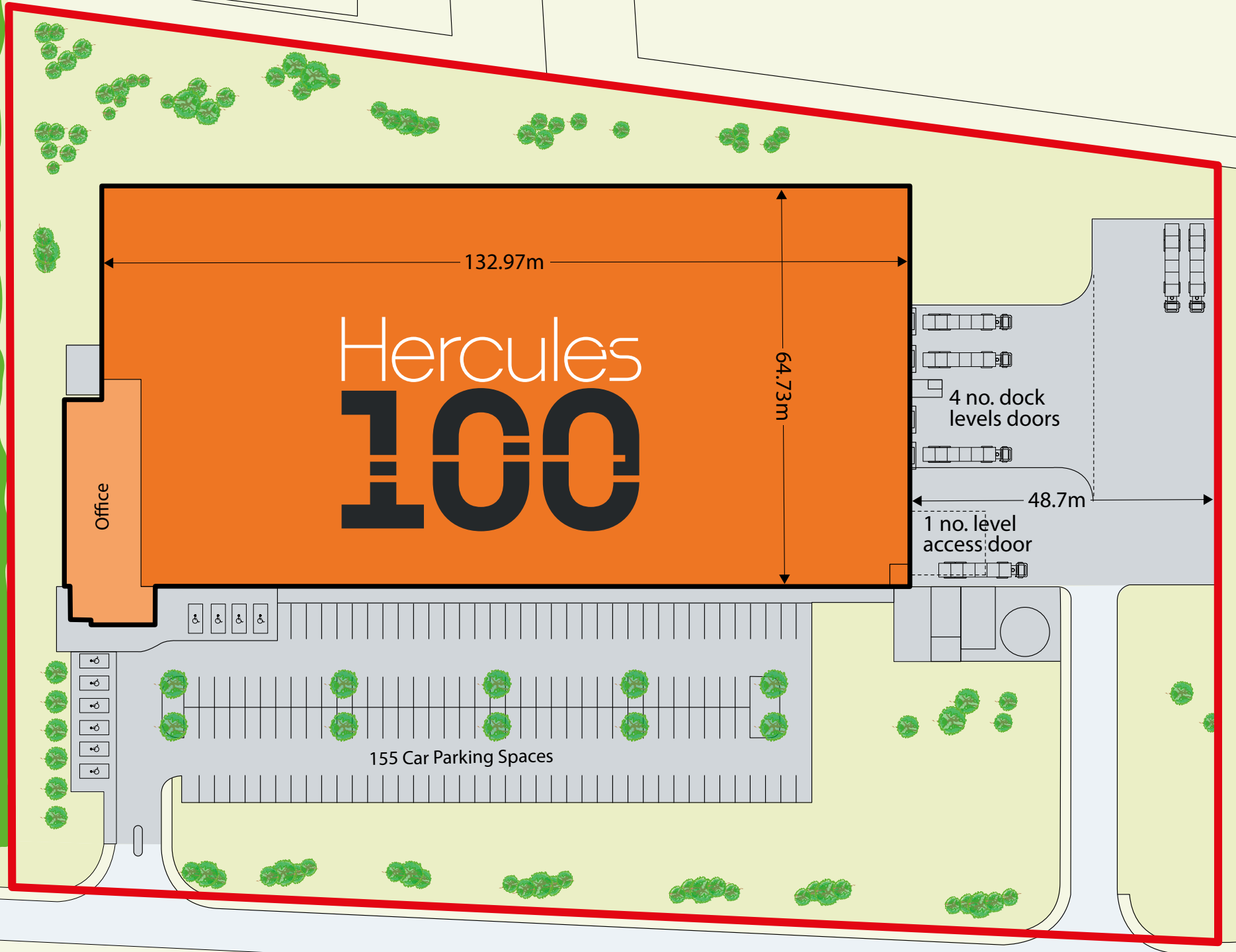
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## ACCOMMODATION

	GIA Floor area (sq ft)	GIA Floor area (sq m)
Warehouse	90,945	8,449
Office	8,985	835
<b>Total</b>	<b>99,930</b>	<b>9,284</b>

The property has been measured on a Gross Internal (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## SITE

The site extends to approximately 6.38 acres (2.58 hectares) providing a low site coverage of approximately 36%.

# LIVERPOOL FREEPORT

## THE BENEFITS



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### Liverpool City Region Freeport is one of the UK's leading special economic areas.

Designed to drive opportunity through inspirational, inclusive, innovative and sustainable investment to achieve transformational change.

For further details please visit the website [www.liverpoolcityregion-ca.gov.uk](http://www.liverpoolcityregion-ca.gov.uk)

### TAX RELIEFS

- Enhanced Structures & Building Allowances
- NIC Relief
- Stamp Duty Relief
- Business Rates Relief
- Enhanced Capital Allowance

### CUSTOMS

- Tariff Benefits
- Trade Benefits
- VAT Benefits

### PLANNING

- Supportive local planning environments
- Local Development Orders provide greater certainty for new buildings
- Public sector support for land re-mediation, site preparation, skills programmes and other investments
- Permitted Development Rights extended enabling quicker planning process

### EPC

The property has an EPC rating of B46. A copy of the certificate is available upon request.

### TERMS

New Full Repairing Lease on terms to be agreed. Alternatively the Landlord may consider a Sale. The property is held on a 250 year long leasehold from 29th September 1998 at a rent of £1 pa.

### ALL ENQUIRIES

For further information please contact the letting agents.

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Satellite images provided courtesy of Google. May 2024. Designed and produced by Creativeworld. T: 01282 858200.

### VAT

All figures are quoted exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction.

### AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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