



LINK 114

ELLESMERE PORT

IMMEDIATELY AVAILABLE

114,692 SQ FT
(10,655 SQ M)



LOCATED WITHIN



Liverpool
City Region
Freeport

< LIVERPOOL 18 MILES

ENCIRC GLASS

DEESIDE / NORTH WALES >

M56

M56

M53

J10

J11

CHESHIRE OAKS

ELLESMERE PORT TOWN

DS SMITH

PROGROUP BOARD

GREIF

HOLIDAY INN

GREENE KING

COSTA

BARGAIN MAX

REGATTA

HONEYWELL

M53

LINK 114

SAICA

RECRESO

VAUXHALL ELLESMERE PORT PLANT

NORTH ROAD

ADIANT UK

LESS COMMON METALS

AMI METALS

SURVITEC

DHL AUTOMOTIVE

STELLANTIS

GWYNEDD SHIPPING

WEST ROAD

M53

J6

BIRKENHEAD / LIVERPOOL

22 MILES FROM LIVERPOOL PORT

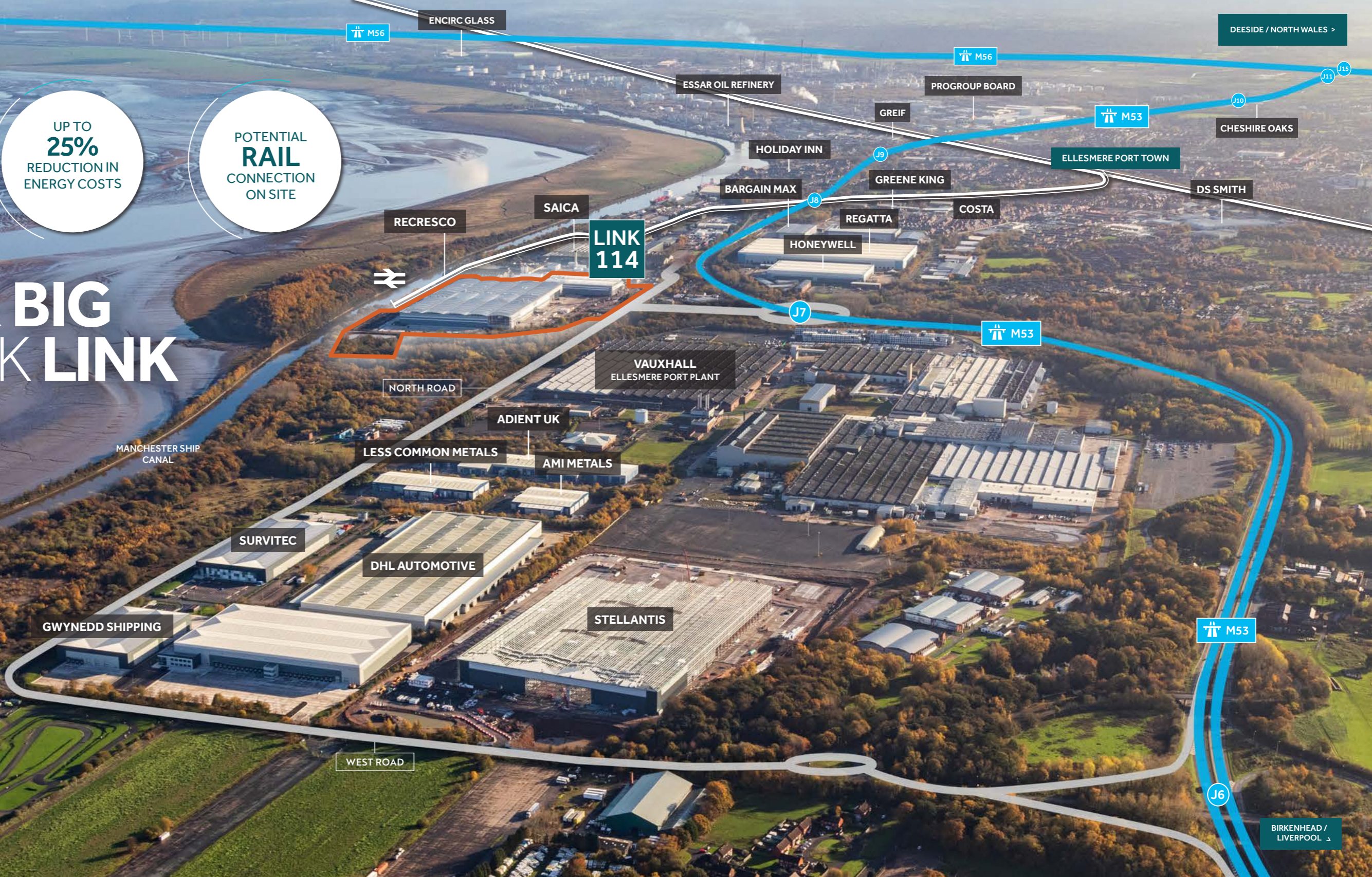
UP TO 25% REDUCTION IN ENERGY COSTS

POTENTIAL RAIL CONNECTION ON SITE

THINK BIG THINK LINK

RIVER MERSEY

MANCHESTER SHIP CANAL



Link Logistics Park is a prime multi-modal development offering a smart connection between transport power and people.

LINK 114: 114,692 SQ FT

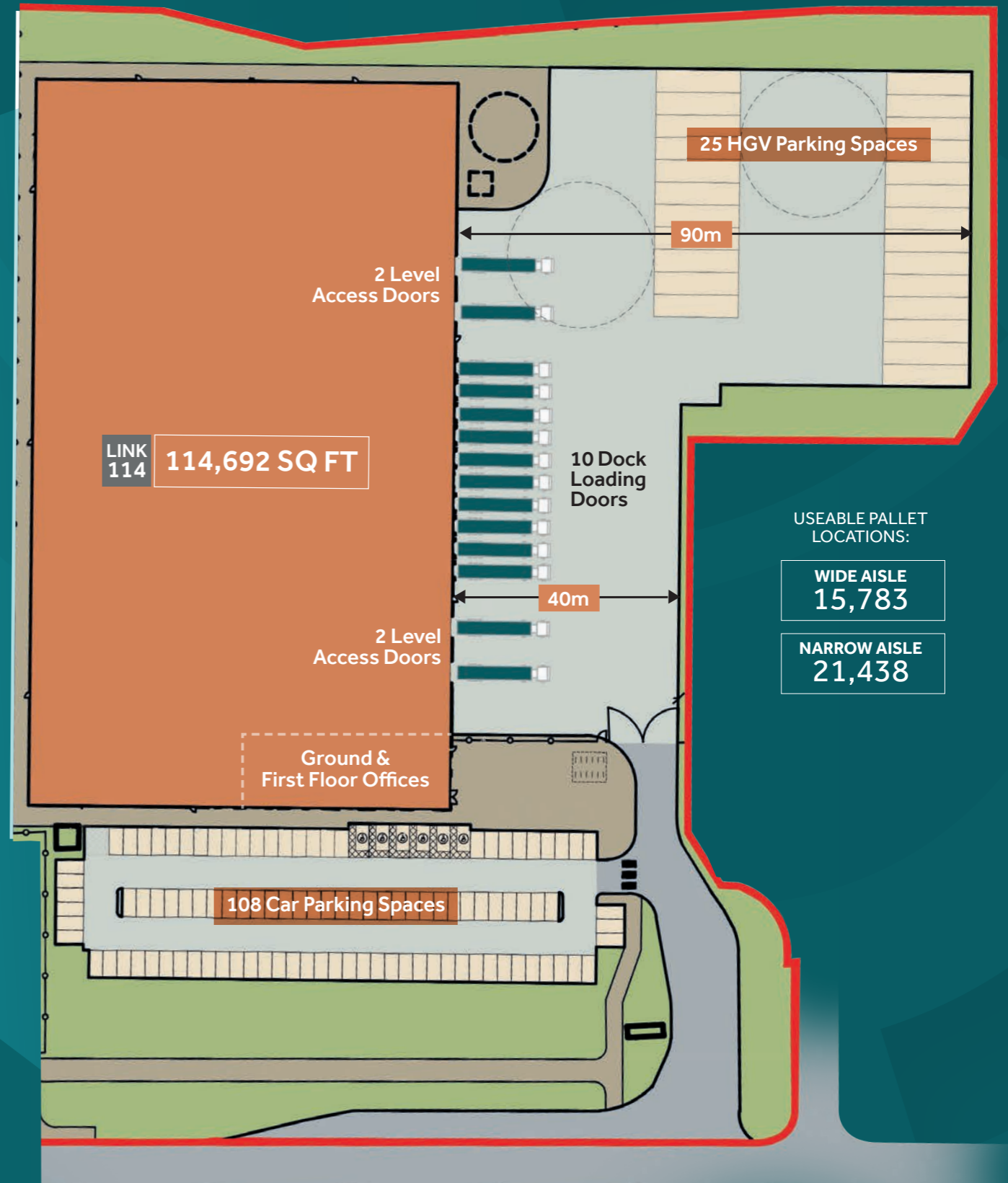
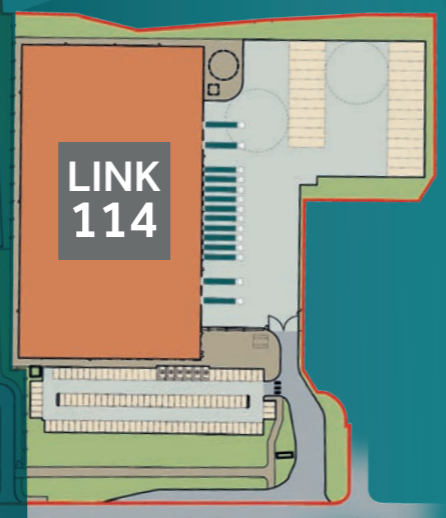
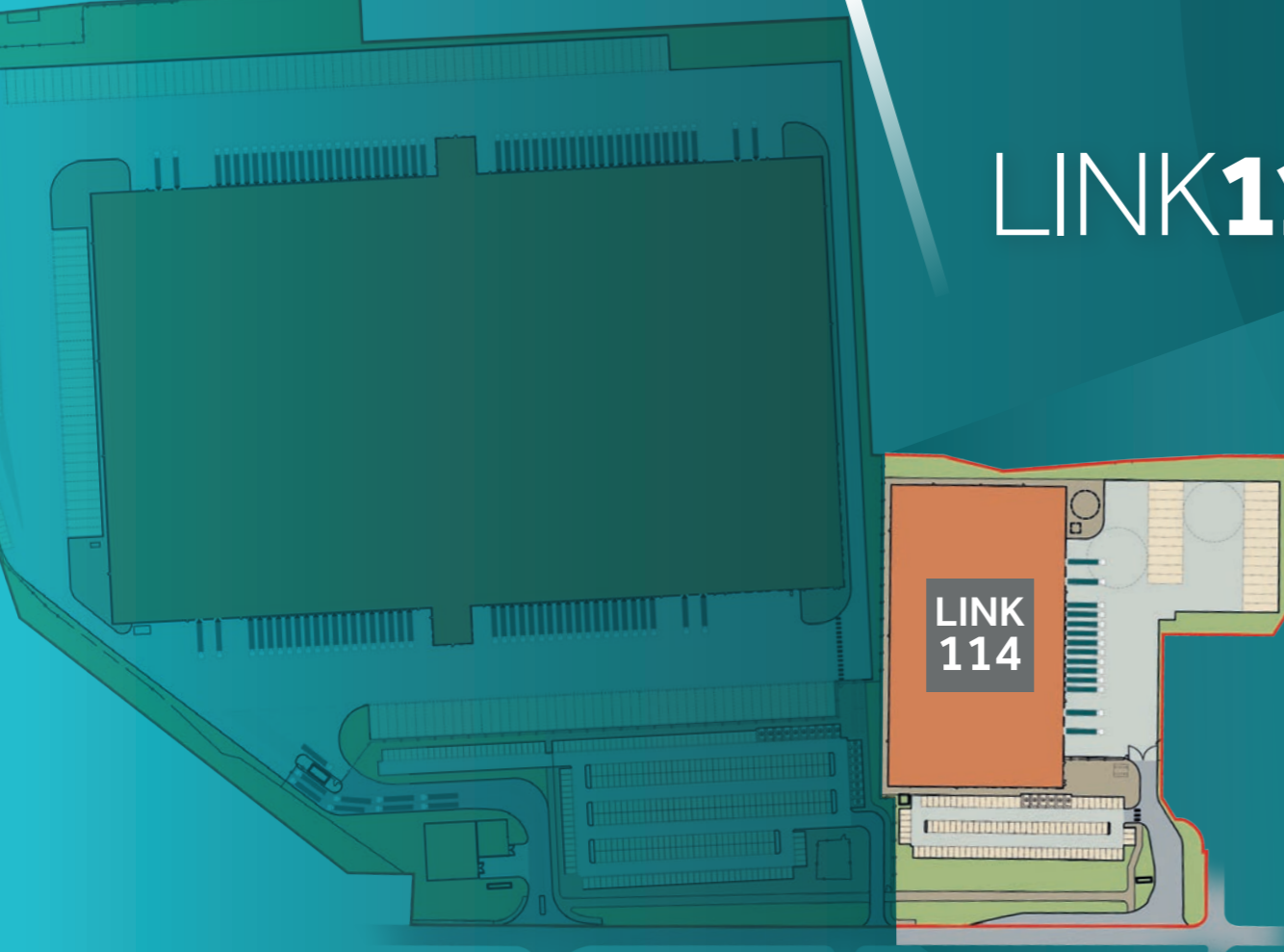
Set within an established industrial location, Link 114 offers 1MVA of power and potential direct rail freight connection for businesses to scale up and energise their operations.

With access to a strong local workforce and major transportation links, Link 114 is built to a best-in-class specification at the heart of the region's distribution market.







Plugged into key transport networks, the scheme provides excellent access to the Port of Liverpool, the Manchester shipping canal, North West motorways, and nearby airports, bridging connections and boosting opportunities on both a national and international level.

LINKLOGISTICSPARK.CO.UK

LINK114



Key features:

- 
15M EAVES HEIGHT
- 
UP TO 90M YARD
- 
SOLAR PANELS CAPABLE OF UP TO 10,146 KWH PA
- 
UP TO 1MVA
- 
10 DOCK LOADING DOORS
- 
108 CAR PARKING SPACES



Schedule of accommodation:

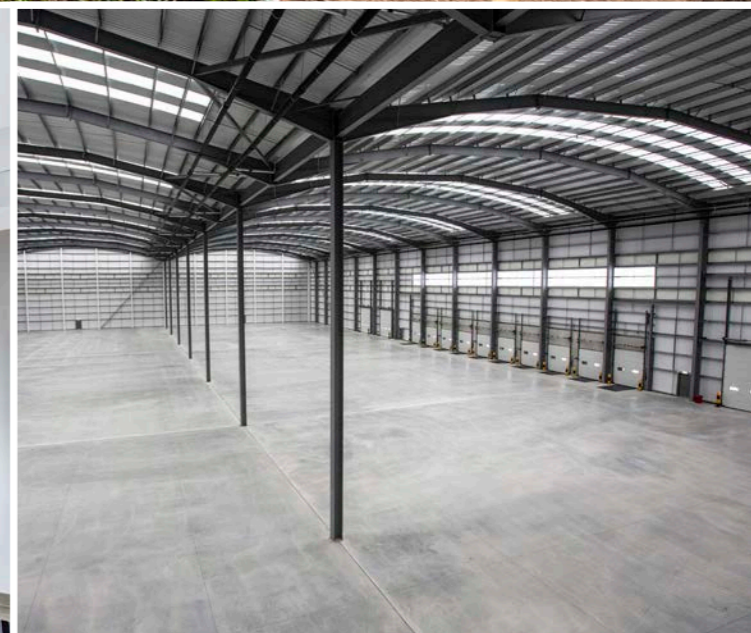
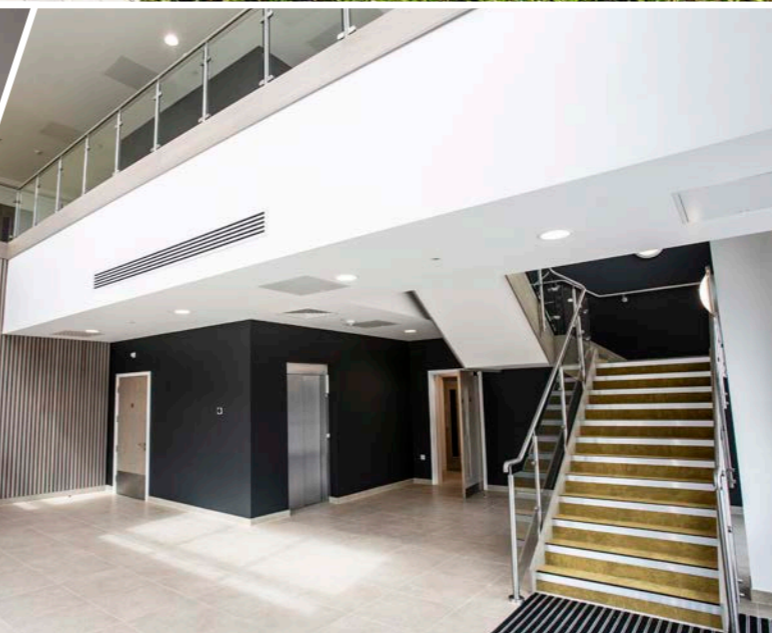
Link114	SQ M	SQ FT
Warehouse	9,559	102,893
Ground Floor Office	521	5,606
First Floor Office	575	6,193
TOTAL	10,655	114,692

All Figures GIA



LINK**114**

114,692 SQ FT



FREEPORT ZONE

Link Logistics Park is located within the Liverpool City Region Freeport Zone which brings multiple benefits occupiers.



DUTY SUSPENSION

Goods moving in to an approved Customs Site will benefit from duty and VAT suspension until they enter the UK domestic market.



DUTY INVERSION

Ability to calculate the import duties based on the value of inputs or finished goods.



UNLIMITED STORAGE PERIODS

No time limits for storing goods.



DUTY EXEMPTION

Duty exemption for re-exports.



SIMPLIFICATION

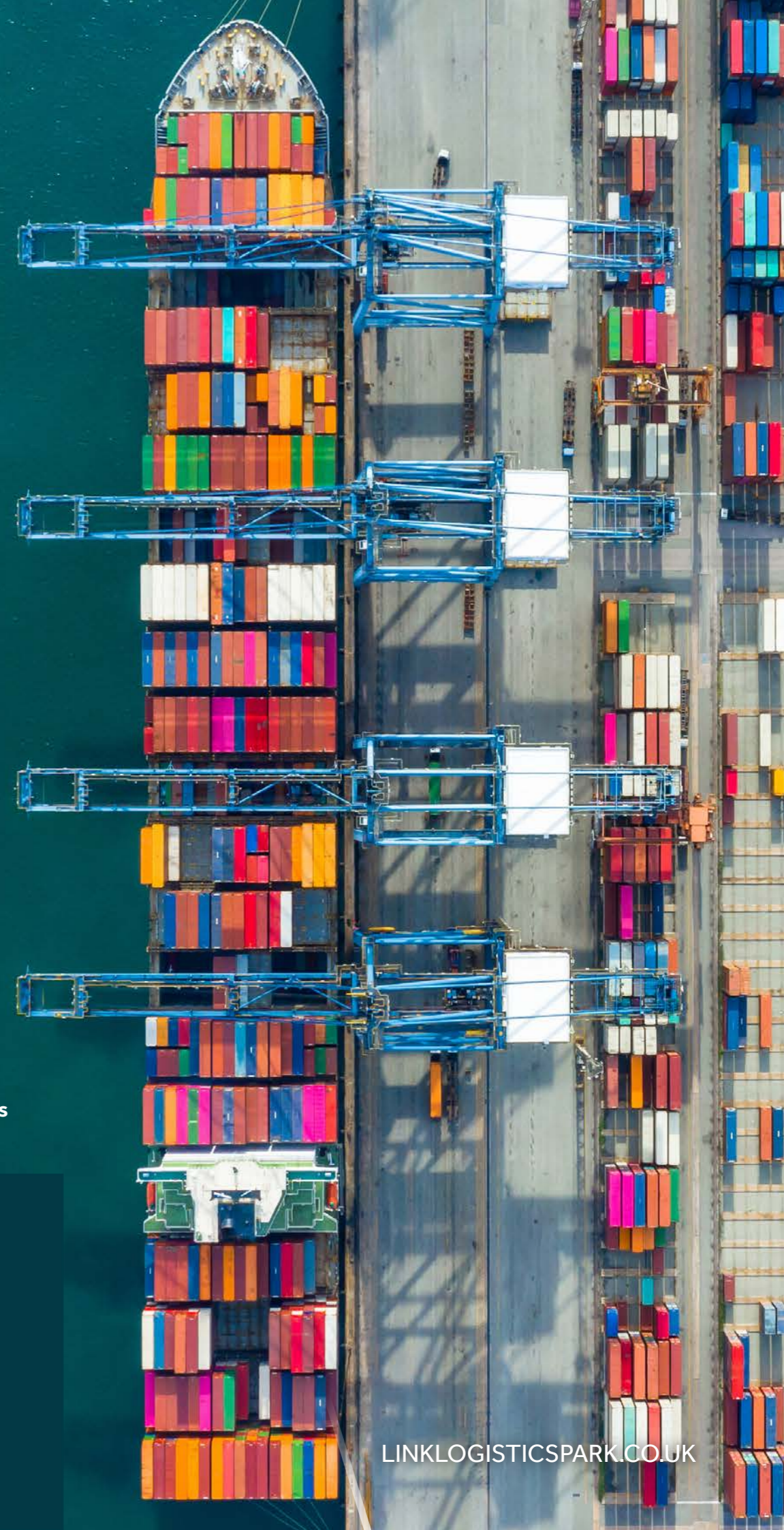
All covered by a single authorisation meaning less contact with HMRC.



MOVEMENT BY CONDUCT

Goods can move between other UK freeports within UK by conduct.

For More Information visit gov.uk/guidance/freeports



SUSTAINABLE DESIGN



OPTIMISING THE USE OF NATURAL LIGHT Our triple skinned factory assembled roof light solution can save up to 13% a year on running costs.



COST-EFFECTIVE We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



RECYCLED & RECYCLABLE MATERIALS Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Firethorn Trust is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



EXCEEDING REQUIREMENTS Firethorn Trust is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



MONITORING ENERGY USAGE
Our online energy dashboard can help customers proactively manage their energy consumption.

BREEAM®



RATING: EXCELLENT



REDUCING WATER USAGE
Rainwater harvesting for use in toilet flushing and other non-potable applications.

ENHANCED BUILD SPECIFICATION



Link 114 features the enhanced Firethorn Trust 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.

LINKED IN



Link 114 benefits from a strong local labour supply across the region, with access to a working population of over 207,000, of which 9,100 are economically inactive and looking for employment.

5.8M people

Within an hour's drive time of Link Logistics Park

76% people with NVQ2+

vs the average of 74.5% in the North West

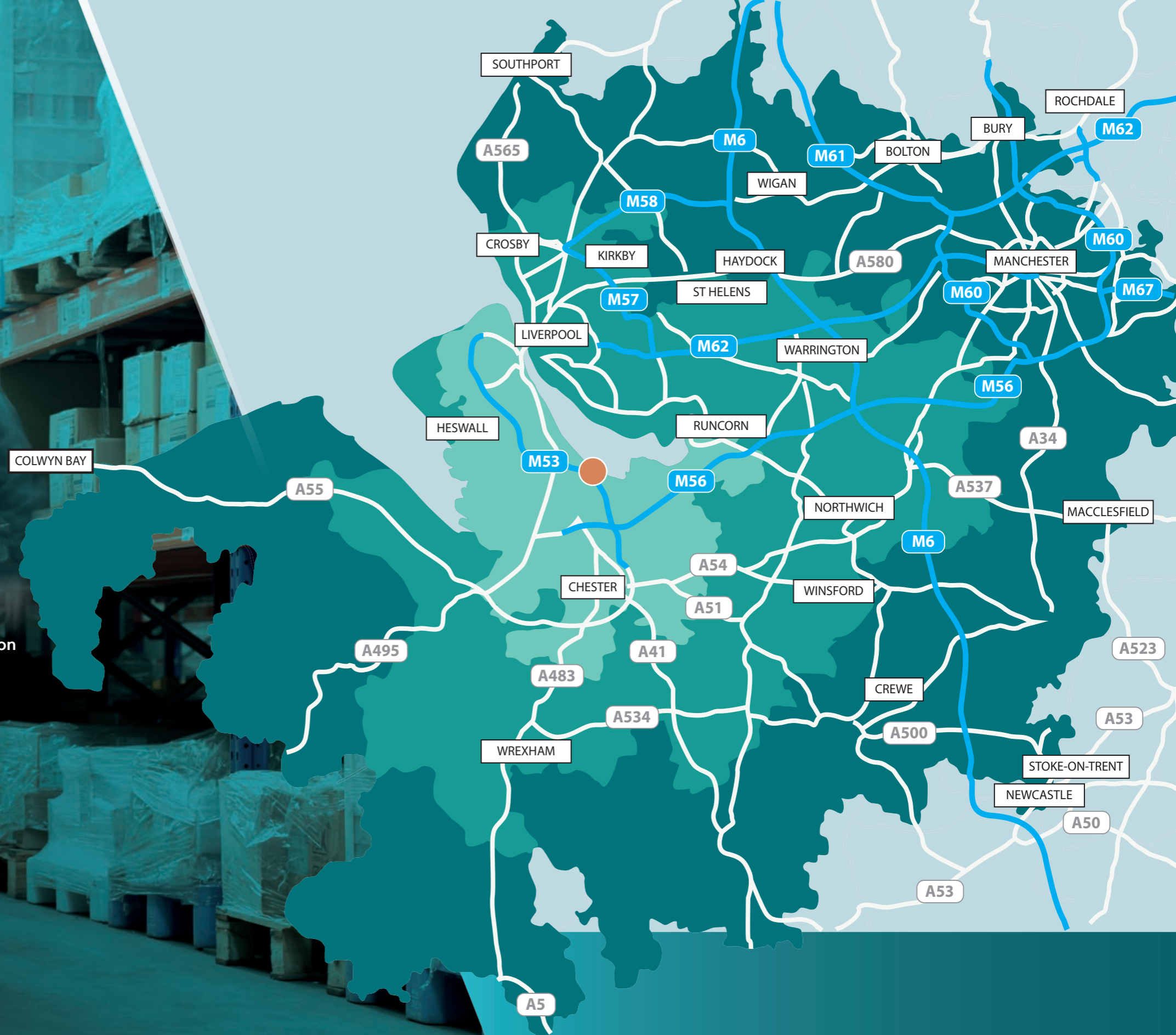
14.6% of people working in manufacturing

within a 30 minute drive time from West Cheshire vs England average of 8%

6% lower average wage

than Greater Manchester

SOURCE: NOMIS



Drive times:



0 – 20 mins

20 – 40 mins

40 – 60 mins

WE INVEST, DEVELOP & DELIVER



ASCENT LOGISTICS PARK
14,140 TO 123,490 SQ FT
WAREHOUSE / INDUSTRIAL UNITS



BLUEPRINT ERITH
FOUR LOGISTICS UNITS
FROM 19,554 TO 24,230 SQ FT

PETERBOROUGH SOUTH
THREE NEW WAREHOUSE / LOGISTICS UNITS
FROM 94,225 TO 240,830 SQ FT



BARNSELY 340
340,000 SQ FT GRADE-A LOGISTICS UNIT



SHERBURN 42, LEEDS
FOUR NEW WAREHOUSE/LOGISTICS UNITS
FROM 57,750 TO 280,000 SQ FT

We deliver midbox logistics warehousing spaces across the UK to enable businesses to connect quickly and easily with their customers.

We also search out development opportunities in other commercial sectors where we know our expertise can maximise potential.

As we invest, develop and deliver, we remain true to our core values of being progressive in our thinking, decisive in our actions and committed to high standards.



OVER 1M SQ FT
UNDER CONSTRUCTION



OVER 3.4M SQ FT
PORTFOLIO



PRIME POSITION

When it comes to connectivity, Link Logistics Park is at the heart of where businesses want to be.

LINK LOGISTICS PARK ELLESMERE PORT



CH65 1BA



STILL.ZOOMS.POSTS



J7 M53

AIRPORTS

	Drive time	Miles
Liverpool	29 mins	23
Manchester	33 mins	32
East Midlands	1hr 42 mins	98

SEA PORTS

	Drive time	Miles
Liverpool	33 mins	22
Holyhead	2hr 14 mins	104
Hull	2hr 30 mins	138

Source: Google Maps

UK LINKS

From this multi-modal site, which boosts connectivity across land, air and sea, occupiers can access two thirds of the UK population in less than a four-hour drive time.



Drive times:

0 - 90 mins	91 - 180 mins	180 - 270 mins
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LINK LOGISTICS PARK
ELLESMERE PORT





LINK LOGISTICS PARK

ELLESMERE PORT

BY FirehornTRUST 

We create spaces that connect business, people and places. Delivering mid-box logistics warehousing spaces across the UK to enable businesses to connect quickly and easily with their customers.

CHRIS BEER
SENIOR ASSOCIATE
0207 039 9231
cbeer@firehorntrust.com

Firehorn Trust
265 Tottenham Court Road,
London
W1T 7RQ

LINKLOGISTICSPARK.CO.UK



For further information contact the agents



JON THORNE
Jon@b8re.com
07738 735 632

ALEX PERRATT
Alex@b8re.com
07951 277 612

CBRE

0151 224 7666
020 7182 2000
www.cbre.co.uk

PAUL COOK
Paul.J.Cook@cbre.com
07793 119 221

DARREN HILL
Darren.Hill2@cbre.com
07590 485 287

WILLIAM ABBOTT
William.Abbott@cbre.com
07827 946 281

Moriarty
& Company 

0787 6440768

STEVE MORIARTY
Steve@moriarty.uk.com
07876 440 768

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