

**Make it.
Move it.**

Garston Docks

Garston Development Site

Liverpool, L19 2JW

5.1 hectares (12.6 acres)

Leasehold Design & Build units ranging from 20,000 - 60,000 sq ft

ABP | PROPERTY

Make it. Move it.

The development site at Garston Docks is ideally suited to port-centric manufacturing and logistics uses.

Property

The Port of Garston offers the ideal gateway to the industrial heartlands of the North West of England and easy access to the major cities of Liverpool and Manchester and their surrounding conurbations. The site benefits from being located in a Freeport Customs Zone.

- + Single unit sizes possible from 20,000 - 60,000 sq ft
- + Site can be sub divided to suit occupier requirements
- + Flexible access and possibility of Rail freight connection

Planning

The site is located within the port which is allocated for employment use.

The port also benefits from:

- + Extensive permitted development rights for port-related activities
- + Experienced, in-house resource, which means that ABP Garston is in a unique position to facilitate rapid planning and development.

People

Liverpool and the wider area of Merseyside have a large workforce with broad and diverse experience across multiple sectors.

- + Total population of **1,434,300**
- + **767,700** skilled workforce with NVQ 2+ qualifications
- + **40,000 people** work in the manufacturing industry

Source: nomisweb.co.uk

Power

The Port of Garston benefits from a robust power infrastructure.

- + Sufficient power to meet demand
- + We will work closely with **potential occupiers** to ensure their specific energy requirements can be accommodated
- + Option to develop green power solutions

How could port-centric manufacturing and logistics work for your business?

If you're manufacturing, modifying and distributing goods locally, nationally and globally then locating at the heart of Britain's industrial and consumer supply chains has many advantages.

Ten key benefits of locating your business on our ports



Route optimisation – be at the heart of the UK consumer and industrial supply chains



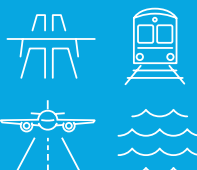
Strategic land and property opportunities in key UK locations



Accessibility to port services



Access the green energy you need to power your supply chain and decarbonise your business



Multi-modal connectivity: link your supply chain with Road, Rail & Sea



CO₂ Savings



Established working relationships with LEP's, local and national government



Links to local educational institutions



Local workforce availability



Capitalise on our expertise in Planning, Design and Build



Route to Knowsley Expressway
linking with M57 & M62

Liverpool South Parkway

JLR

New Mersey
Retail Park

Very Group HQ

Liverpool John
Lennon Airport

River Mersey

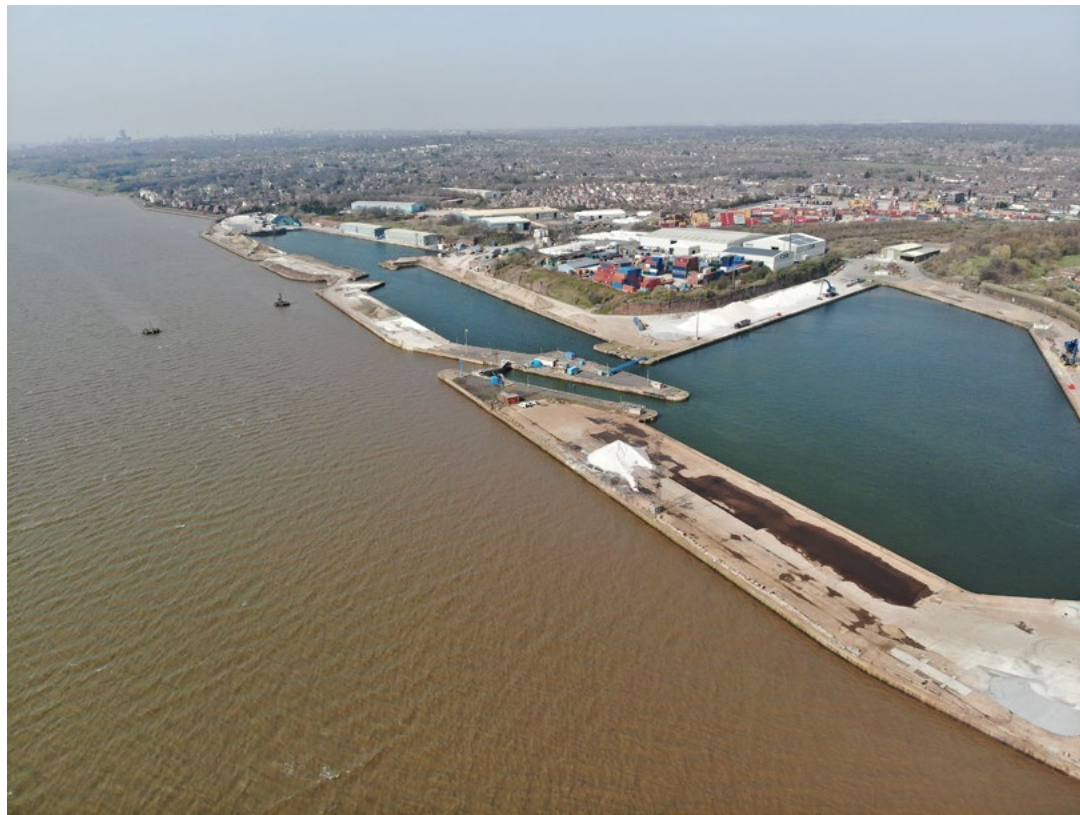
Prinovis UK manufacturing

B&M DC

Garston way A561

Dock Road

Opportunity



5.1 hectares (12.6 acres) of available port land to let within the secure confines of the Port of Garston.

Located on the north bank of the River Mersey, seven miles from the centre of Liverpool, the Port plays a central role in supporting industry in the hinterlands of Merseyside, Cheshire, Lancashire and the Midlands. ABP has recently invested £2.5m in enhancing the storage facilities for its customers at Garston, which offers dry bulk accommodation for cargoes such as grain, ores and sand.

Specification

- + 5.1 hectares (12.6 acres) of brownfield development land
- + The port has the ability to accommodate deep-sea trade
- + The site is wholly owned by ABP and leasehold facilities can be designed and built to meet individual occupier requirements
- + The site has access to port-related utilities and services. A full assessment of available utilities will be provided on request
- + The site can be sub-divided to suit individual occupier requirements up to 20,000 - 60,000 sq ft
- + The port benefits from easy links to the M56, M62, and M6
- + Bespoke design and build opportunities available
- + Multi modal connectivity – road / rail / sea
- + Benefits from being located within a Freeport Customs Zone

Potential Uses

- + Port-related and distribution uses
- + Industrial
- + Logistics
- + Warehouse
- + Manufacturing and processing

Working with LEPs and National Government

ABP has strong working relationships with the UK Government as well as Local Enterprise Partnerships who work closely with businesses to facilitate the provision for investment in the economic development of this fast-growing region.



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<https://www.liverpoollep.org>

Meet your ESG Objectives

Locating your distribution centre on one of our ports could help you achieve your Environmental, Social and Governance objectives. Reduce your costs and your carbon footprint, while creating state-of-the-art premises that will positively impact the health and wellbeing of your employees.



Environmental

- + Reduce journey legs = reduce carbon emissions
- + Use renewable energy sources such as wind, solar and hydrogen
- + Distribute via the rail network reducing road miles
- + Move goods nationally via waterways for more carbon-efficient distribution



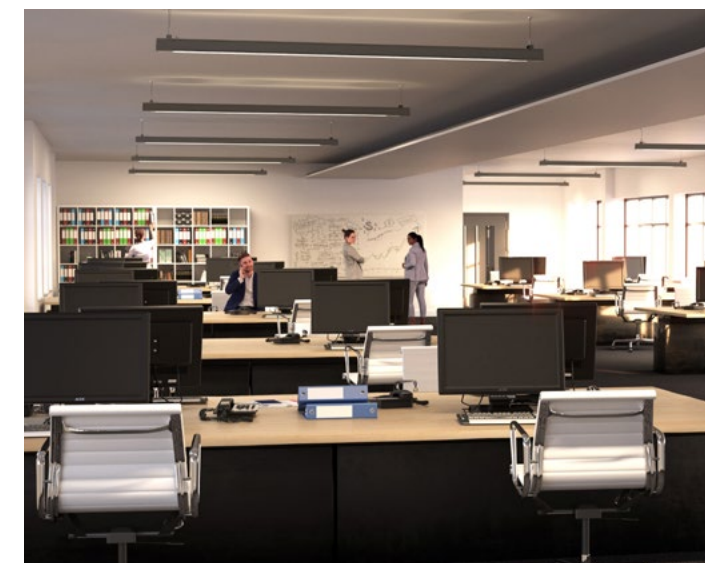
Social

- + Employing local available labour will mean reducing employee travel
- + ABP is engaged in a number of initiatives to establish low carbon port handling solutions



Governance

- + Planning expertise prioritising employee and community welfare
- + ABP will work with occupiers on an individual basis to meet specific ESG criteria in the design and build of premises (BREEAM, LEED & WELL)



Connected to the World

Located on the north bank of the Mersey, ABP's Port of Garston specialises in handling a wide array of cargo, from dry bulks to steel products and annually handles around 500,000 tonnes of cargo.

500,000
tonnes of cargo handled per year

£360 Million
contributed to the UK economy per year

8,500 sq m
of multipurpose cargo storage

5,300
jobs supported nationally

Port Services

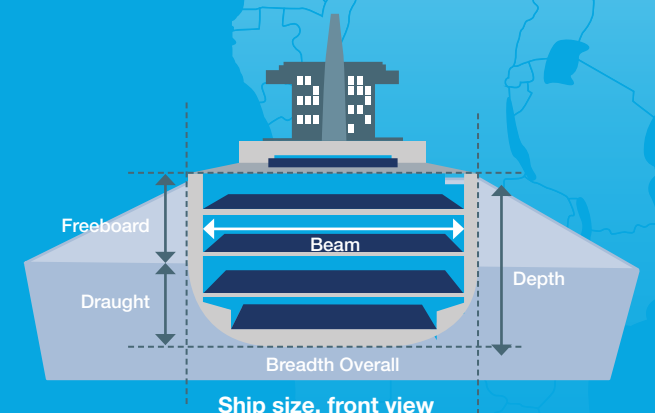
The Port of Garston has over 10,000 sq m of common-user flat-stores, 6,000 sq m of segregated storage with HM Revenue & Customs duty-free approval. It also provides value-added services, including bagging, blending, rip-and-tip, and stock control.

It also benefits from Soil Association and TASC accredited grain stores as well as providing open and secure quayside stockpile areas.

With 8,500 sq m of multi-purpose cargo storage area, Garston handles wide range of break-bulk, including palletised and other unitised cargoes.

World-class handling equipment allows the teams at the port to handle almost any type of cargo, including heavy-lift and project shipments, often weighing in excess of 200 tonnes.

Dock Jetty or Quay	Stallbridge Dock	Old & North Dock
Quay Length	975 m	1,405 m
Length	152.4 m	152.4 m
Beam	19.2 m	19.2 m
Draught	9.0 m	7.5 m
Approximate DWT	10,000	6,500



Ship size, front view

Gateway to Britain

The Port of Garston, on the north bank of the River Mersey, is seven miles from Liverpool city centre. It has easy links to the M56, M62, and M6 offering easy access to the major conurbations of Lancaster, Preston and Blackpool and the major centres of Liverpool, Manchester and Leeds and further south direct to Birmingham.



Road

M56 J12	19 km / 12 miles
M62 J6	12.4 km / 8 miles
M25 J28	88.67 km / 55 miles

Rail

Direct rail links

Sea

Direct quayside access

Air

Liverpool Airport	4 km / 2.48 miles
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Distance from the port

London	355 km / 221 miles	4 hrs 5 mins
Birmingham	158 km / 98 miles	1 hr 54 mins
Manchester	57 km / 35 miles	0 hrs 58 mins
Glasgow	353 km / 219 miles	3 hrs 46 mins

Distances and drive times sourced from AA Route Planner

Rail linked quayside access ideal for low carbon transportation



The Site

The site at the heart of the Port Estate of Garston comprises 5.1 hectares (12.6 acres). The port offers multimodal freight facilities with deep-sea access and direct links to the national rail network. Backed by a programme of ongoing investment, our ports provide leading facilities and equipment, operated by our expert teams who can safely and efficiently handle a wide variety of different cargoes.

Property

Demographics

1,434,300

Total population of Merseyside 2020

899,800

people aged 16-64

288,200

the total supply of labour within **30-45 min drive time** of Garston

5%

Liverpool is less than a **30 mins drive time** from Garston and has a labour supply and **demand ratio 5% above national average**

354,400

educated to NVQ 4+ qualification level

40,505

enterprises located in the Merseyside region

40,000

People work in the manufacturing sector

14.6%

people working in manufacturing within a 30 minute drive time from Garston vs England average of 8%

Top 5

One of the top 5 largest cities in the UK

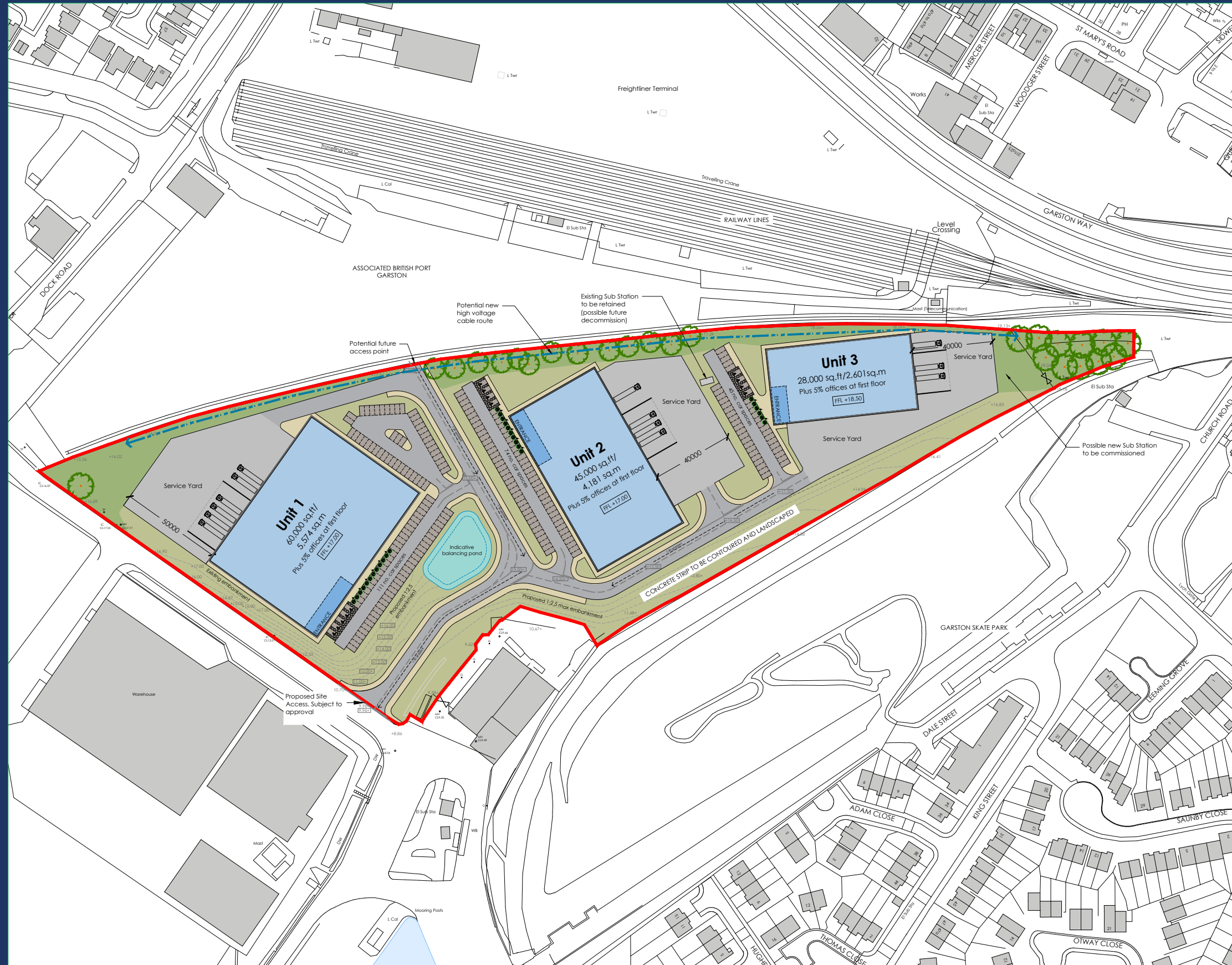
4 Railway Stations

Circle the city the largest of which is Liverpool Lime Street

2 hrs to London

by fast train from Liverpool Lime Street

*Sources: East of England Forecasting Model, Oxford Economics



Master plan

An indicative master plan for the site is shown opposite. Bespoke units can be built to suit specific occupier requirements.

Other site configurations and unit sizes may be available subject to engineering design.

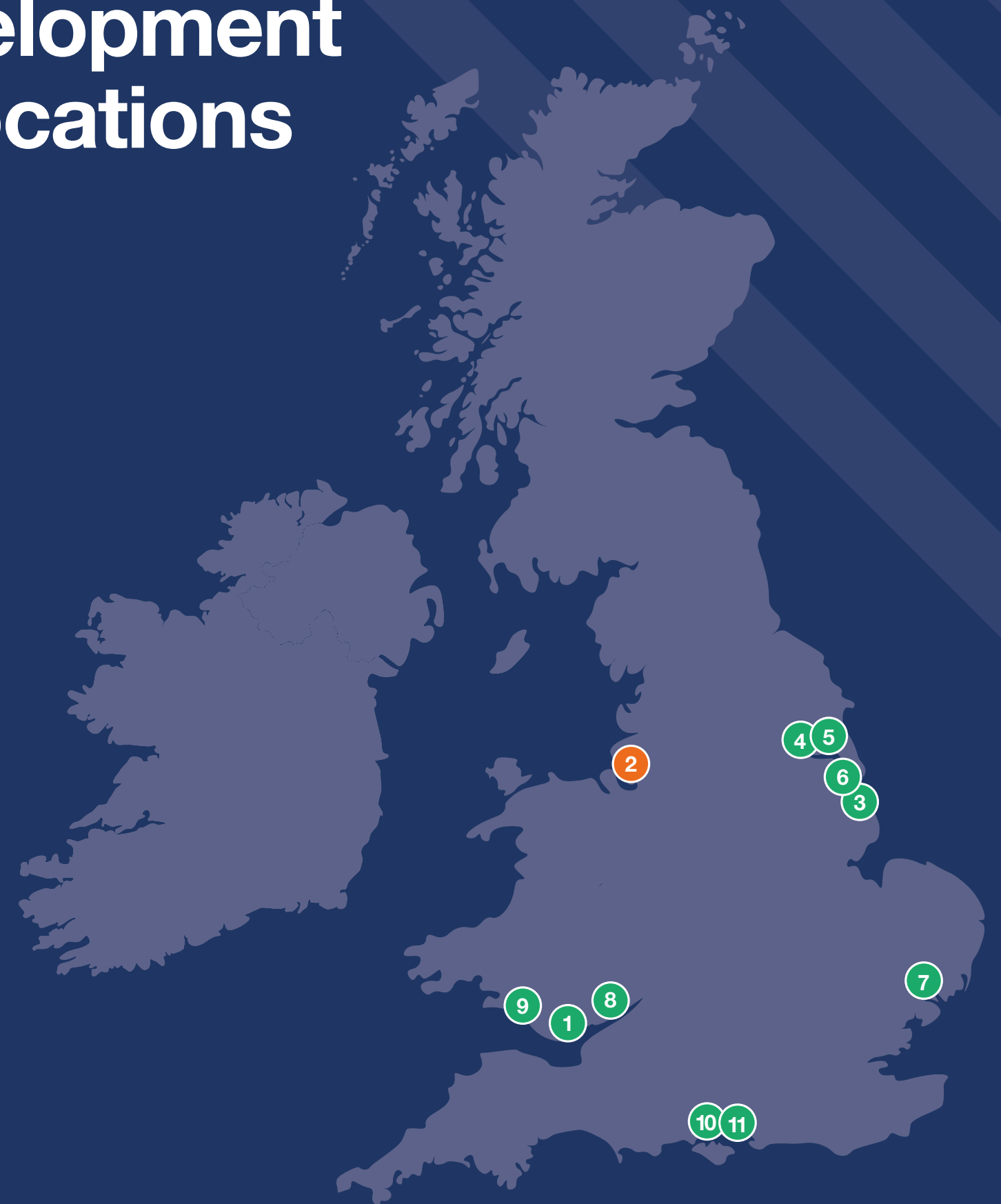
Unit 1	5,574 sq m	60,000 sq ft
Unit 2	4,181 sq m	45,000 sq ft
Unit 3	2,601 sq m	28,000 sq ft
Total	12,356 sq m	133,000 sq ft

Indicative plan only.

Strategic port-based development opportunities in key UK locations

Phase 1 of our port-centric manufacturing initiative:

- 1 Cardiff**
5.26 hectares 13.02 acres | Brownfield site (Outline planning permission granted)
- 2 Garston**
5.1 hectares 12.6 acres | Brownfield site
- 3 Grimsby**
36 hectares 89 acres | Brownfield site
- 4 Humber International Park**
183 hectares 453 acres | Greenfield site (Freeport tax-assisted zone)
- 5 Hull**
58.7 hectares 145 acres | Brownfield site (Freeport tax-assisted zone)
- 6 Immingham**
24.59 hectares 60.75 acres | Greenfield site
- 7 Ipswich**
7.46 hectares 18.43 acres | Brownfield site
- 8 Newport**
38.63 hectares 95.47 acres | Brownfield site – located in Cardiff Capital Region
- 9 Port Talbot**
34.23 hectares 84.58 acres | Brownfield site – Tier 1 Grant Assisted Area status
- 10 Southampton Redbridge**
9 hectares 22 acres | Brownfield site Freeport-tax-assisted Zone
- 11 Southampton Marchwood**
3 hectares 8 acres | Brownfield site



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Contacts

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Tenure

The site offers leasehold opportunities for bespoke development to meet individual requirements. Terms available on application.

Services

Mains services consisting of electricity, water and drainage will be made available to site and can be connected at an additional cost to the ingoing tenant.

Service Charge

A provision will be included in any lease for each tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on-site security.



Delivering Property Solutions

With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you. property.abports.co.uk

makeit-moveit.abports.co.uk/garston

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September 2022