

# LOGISTICS PARK BUILD TO SUIT



**Logistics Park**

**LIVERPOOL**  New Deepsea Container Terminal

**Container Base**

**To M6,  
M57 and M58**

**LOGISTICS PARK**

| PORT OF LIVERPOOL |

**18.5 acre (7.48 ha) development site**

Units of 75,000 sq ft (6,967 sq m) - 225,000 sq ft (20,903 sq m)

The Logistics Park at the Port of Liverpool extends to a site of approximately 60 acres and comprises a range of existing warehouse units, shared user facilities and build to suit opportunities.

The build to suit opportunity is a site of 18.5 acres within the park which can accommodate up to 3 new warehouse buildings designed and built to meet individual requirements.

- Detailed planning consent granted 378,000 sq ft
- Buildings available on flexible leases
- Units built to specific user requirements
- Adjacent rail sidings
- Units can be delivered in 12 months

## THE OPPORTUNITY

The sites give you the opportunity to specify a warehouse tailored to your exact size and layout to meet the needs of your business.

- Steel Portal frame construction
- Up to 12 metre eaves height
- Concrete surfaced yards
- Fully fitted offices
- Ground and Dock level loading
- 50kn/m floor loadings
- Loading canopies
- All mains services
- Energy efficient lighting



# The Logistics Park





*These are indicative layouts to demonstrate a typical development many other options are possible*

## Benefits

- 24/7 security with building alarm directly linked to Port of Liverpool Police
- Port-Centric helps to reduce costs in the supply chain
- Excellent motorway connection for national distribution
- Buildings can be leased separately
- Buildings available on flexible lease terms
- Ability to load direct to rail sidings
- Full ISPS

## Liverpool 2

Liverpool 2 is the new Deepsea container Terminal which will cater for Post panama vessels of up to 13,500 TEUS

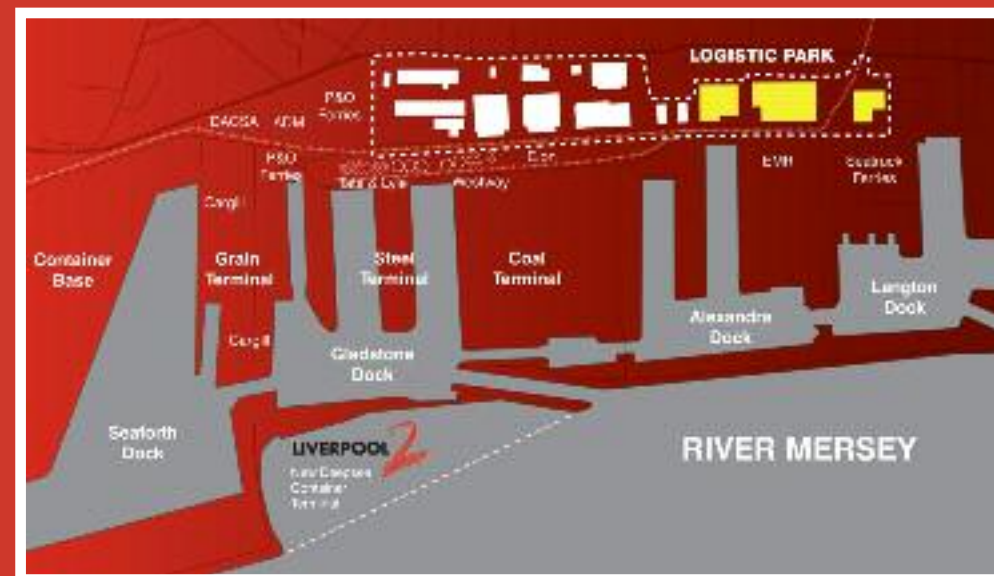
- A new 854 metre long quay
- Capable of taking vessels of up to 15 metre draught
- State of the art crange
- Open in 3rd quarter 2015

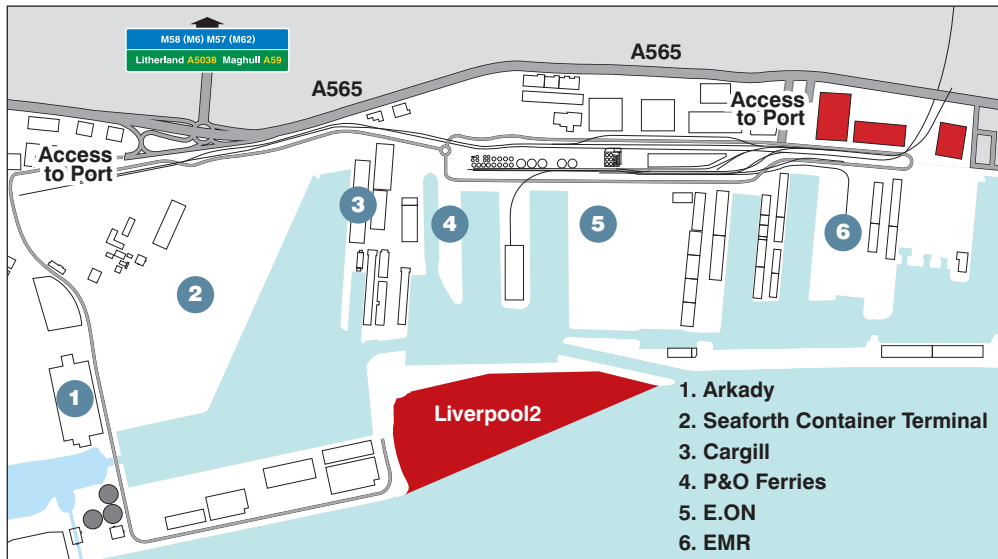
**LIVERPOOL**



## Port Centric Benefits

- UK's most central port - located in the major cargo generating region of Great Britain.
- Shortest trucking distance and lowest trucking costs to the major cargo regions of the UK.
- Fast turn round of trucks at Liverpool's container terminal - average turn round time is 40 minutes.
- Good road and rail access.
- No ISPS charges at Liverpool.
- UK's most successful free zone with a comprehensive range of warehousing and logistics facilities and services.
- Secure port environment, monitored by the Port of Liverpool Police.





**By Road:**

**From South - Junction 21A M6:**

to M62 (West) onto M57 (North) Coming off at Switch Island follow A5036 signs for Seaforth and Docks.

**From North - Junction 26 M6:**

to M58 (West) Coming off at Switch Island follow A5036 signs for Seaforth and Docks.

**Rail Access:**

Port of Liverpool has rail access to main national railway system.

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