

DEVELOPMENT OPPORTUNITY AT A PRIME PORTSIDE LOCATION

**PLOT A:
10.8 acres**

**PLOT B:
16.16 acres**

Plot A: 10.8 acres
Plot B: 16.16 acres
Total: 26.24 acres

Available in plots from 1 acre



QEII DOCK - PORT WIRRAL
| EASTHAM |

QEII DOCK

QEII DOCK - Port Wirral | Eastham |

The Opportunity

QEII is a 26.24 acre site on the Western Bank of the Mersey Estuary, situated at the entrance to the Manchester Ship Canal.

QEII forms part of the larger Port Wirral concept, which will extend from Eastham down to Ellesmere Port along the Canal.

The site benefits from berthing facilities within operational docks, and is accessible by road via the A41 at junction 6 of the M53 motorway.

The site currently houses operations from businesses such as NuStar and Shell/Nynas. Although there are currently two additional large vacant plots of land that can be offered to other operators. These two sites offer opportunities for the following:

- Bulk Liquid Storage for up to 184,000m³
- Open Storage
- Refinery
- Manufacturing - Processing
- Build site to suit Warehousing - units up to 350,000 sq. ft.



UK West Coast Petrochemical Hub

The Port of Liverpool and the Manchester Ship Canal is a major West Coast hub for bulk liquids including petrochemical and hydrocarbons, handling over 18 million tonnes in 2012.

The proximity of Port Wirral to Stanlow Oil Refinery, the North West petrochemical industry, 25% of UK manufacturing as well as 65% of the UK population (and therefore consumption) offers customers a unique proposition for cost effective import or export operations or storage facilities.

Key Facts

- Existing major UK Petrochemical sites located along 36 miles of inland waterway
- 700,000 tonnes of tank capacity with deep water access
- Import (ship in/road out) or export (road in/ship out)
- A spread of tank sizes and types available for short or long term hire including specialty linings

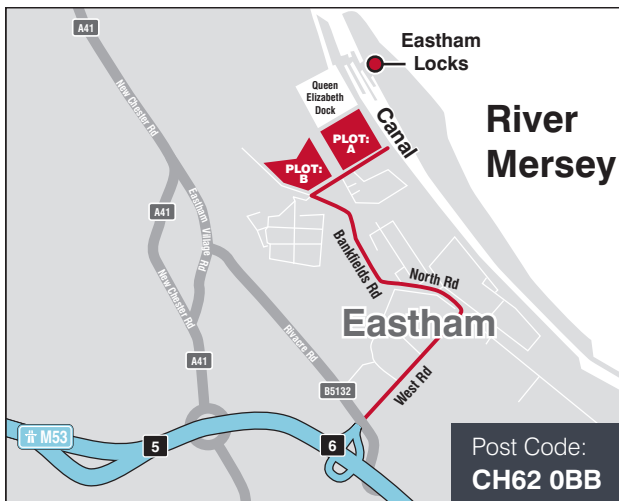
- Ships connected to available storage by network of pipelines
- High and Low flash substances handled and stored
- A wide variety of product groups handled including crude oils, base oils, diesels, bio fuels, kerosene, gasoline, petrochemicals, vegetable oils, animal fats, additives, acids
- Top Tier COMAH sites available
- Mixing and blending facilities
- Linked by road and water to UK's second largest oil refinery (Essar Stanlow) situated on the banks of the Manchester Ship Canal
- Over 900 acres of further land available at the Port of Liverpool and Manchester Ship Canal for development opportunities to facilitate processing / refining activity or import / export operations
- Storage and distribution of bulk liquid products closest to the second largest area of consumption in the UK



SITE FEATURES

- Fully secure sites of 16.16 and 10.8 acres
- Up to 184,000 m³ of potential tank storage at the heart of established petrochemical cluster
- New tank storage can be linked by pipeline to berths for cost effective and efficient loading / discharging of vessels
- Low flash berth allows potential users to store a wide variety of product types on the same site
- Ship berthing for large tankers
- Suitable for a range of refinery, manufacturing, processing and distribution uses
- Build-to-suit opportunities
- Adjacent to top tier COMAH sites
- Vessel size up to 208.79m x 28.35m, maximum draft 10m
- Scope to create rail access to storage area
- Established chemical and oil refinery critical mass
- Supportive planning framework
- Easy access to motorway network for inland distribution to 17 million consumers





Access Times by road to:

Liverpool:	11 miles 35 mins
Manchester:	43 miles 53 mins
Holyhead:	86 miles 1 hr 34 mins
Leeds:	86 miles 1 hr 34 mins
Birmingham:	99 miles 1 hr 39 mins
Leicester:	117 miles 2 hr 16 mins
Bristol:	181 miles 2 hr 52 mins
London:	212 miles 3 hr 35 mins

Manchester Ship Canal - QEII Dock

The Dock can accommodate vessels of up to 208.79m x 28.35m. Whilst the dock is designed to take tankers of up to 10m draught, the maximum permissible draught is governed by the height of tide and the depth in the approach channel.



By Road:

M6 to M56 (West) onto M53 (North) to Junction 6

Junction 6: Exit Motorway at Junction 6 and take West Road off roundabout, down to next roundabout and bear left on to North Road which leads into Bankfields Road. Turn right at the next main turning and the sites are on the left hand side.

Rail Access:

Potential to access the sites direct by rail



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