

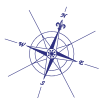
**A NEW CROSS-DOCKED
LOGISTICS / INDUSTRIAL FACILITY
UNDER CONSTRUCTION NOW**

**494,750 SQ FT (45,963 SQ M)
+ AN ADDITIONAL 10.35 ACRES OF SECURE
OPEN STORAGE / PARKING LAND**

AVAILABLE Q3 2024

**CAMPBELTOWN ROAD
MERSEYSIDE, CH41 9HP**

APROC ROYAL



MERSEYSIDE'S LARGEST DISTRIBUTION / PRODUCTION UNIT WITH EXCELLENT ACCESS TO THE M53

Arc Royal is a 494,750 sq ft speculative industrial /distribution facility, ideal for large scale logistics operations, seeking an established location with excellent access to the M53 and Port of Liverpool.



Arc Royal occupies a prominent position on Campbeltown Road off New Chester Road (A41), next to the world renowned ship builder Cammell Laird.

The facility is strategically situated 3.2 miles from the Kingsway Tunnel which sees an average of 45000 vehicles passing through daily and just 3.5 miles from the M53 J3 providing access to the broader national motorway network.



Liverpool City Centre

Royal Albert Dock

Port of Liverpool

Kingsway Tunnel
8 Minutes

Kingsway Tunnel

Queensway Tunnel

ARC ROYAL
MERSEYSIDE

A552

M53 J3
8 Minutes

Wickes

Cammell Laird

Ford

A1 Cbiss

Star International

Halfords

Travis Perkins

Topps Tiles

A41

Toolstation
Benchmarx
MKM Building Supplies

10.375 Acres of
secure surfaced yard
space also available

STRATEGICALLY
LOCATED ONLY
8 MINUTES FROM
THE M53 & THE
KINGSWAY TUNNEL

LARGE SCALE LOGISTICS IN A PREMIER BUSINESS LOCATION

Arc Royal will benefit from up to 15m clear internal eaves, cross docked loading via 56 dock level loading doors and 8 level access loading doors. Additional features will include:



Target EPC Rating Of A



Floor Loading 50kn/M2



EV Charging Points



Up To 1750 Kva



First Floor Offices



Raised Floors



Suspended Ceilings



Fully Carpeted



Estate Lighting



Comfort Cooling

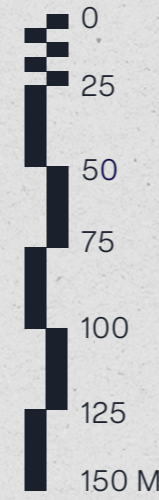


Male & Female WC's

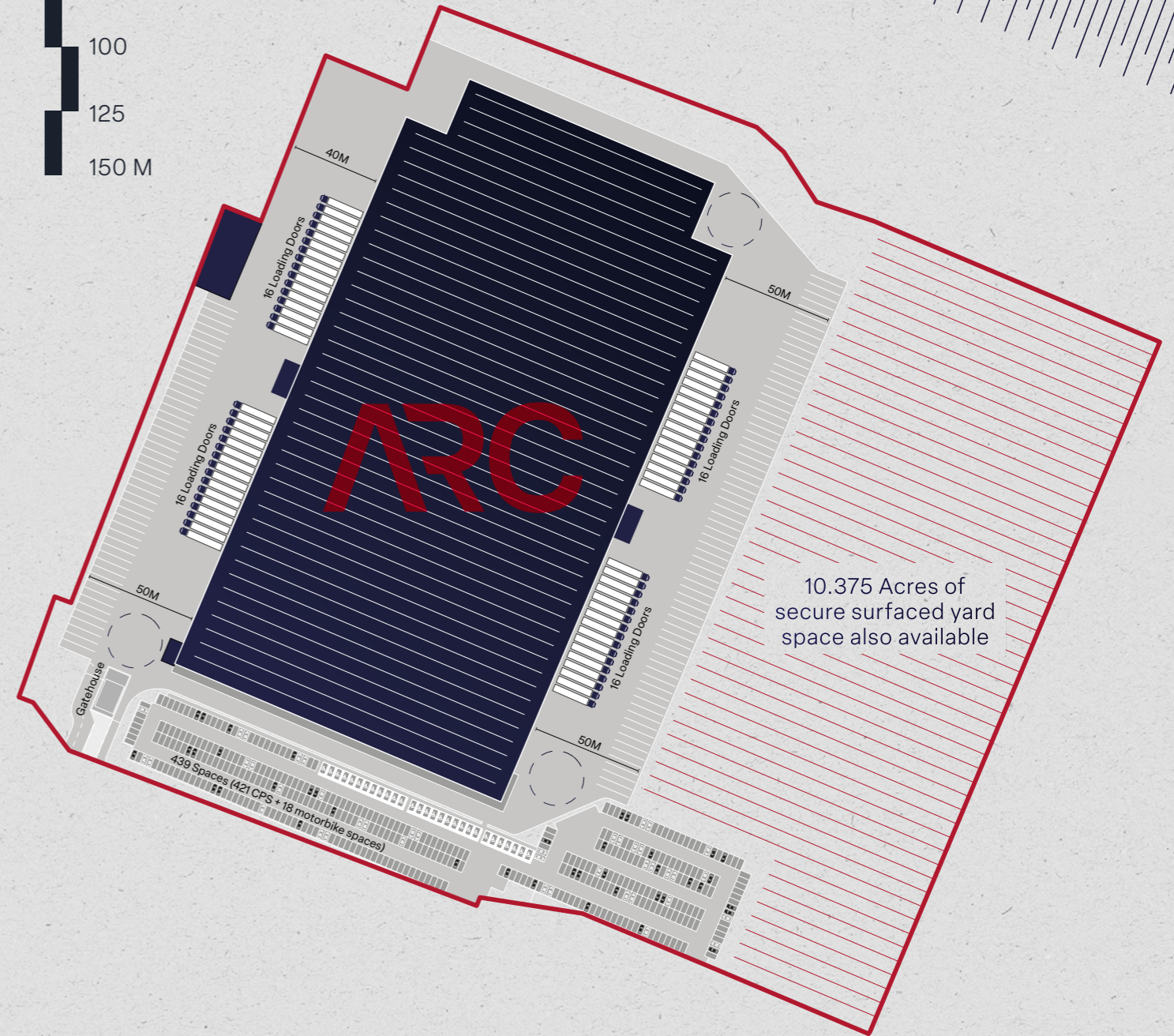


Disabled WC's

Scale 1:2000



River Mersey



10.375 Acres of secure surfaced yard space also available

ARC ROYAL	Sq Ft
Warehouse	465,250
FF Offices	11,500
SF Offices	11,500
Control Tower	2,750
FF Control Tower	2,750
Gatehouse	1,000
Total GIA	494,750

Eaves Height	15M
Loading Doors	64
Level Access	8
Car Parking	439
Yard Depth	50M



Carbon neutral building

EMBRACING THE FUTURE WITH CUTTING-EDGE SUSTAINABLE FEATURES



CARBON NEUTRAL

Arc Royal has been designed to achieve carbon neutrality, prioritising the reduction of carbon emissions throughout its entire development lifecycle.

This cutting-edge project is committed to adhering to the highest Environmental, Social, and Governance (ESG) standards in the market.

Key environmentally conscious features include:



TARGET EPC A+

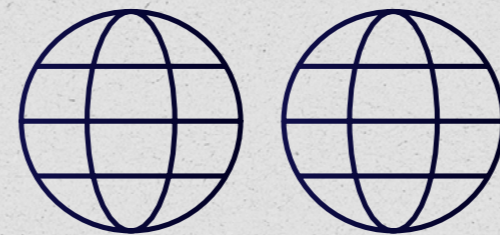
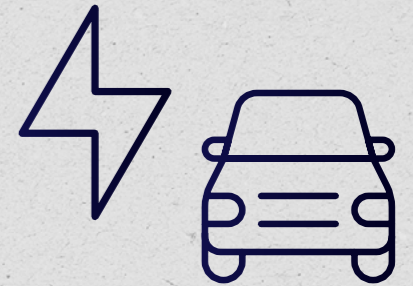


CYCLE SHELTERS



ENHANCED ECOLOGY & LANDSCAPING

ELECTRIC VEHICLE CHARGING SPACES



TARGET BREEAM EXCELLENT

ROOF FRAME DESIGNED FOR FUTURE PV INSTALLATION TO WAREHOUSE AT 0.15KNM2



10 % ROOF LIGHTS



DIRECT ACCESS TO THE 6 LANE M53 MOTORWAY & KINGSWAY TUNNEL



	Time	Distance
A41 (New Chester Road)	2 Mins	0.2 Miles
Port Of Liverpool	6 Mins	2.5 Miles
Liverpool	7 Mins	2.7 Miles
M53 junction 3	8 Mins	3.5 Miles
Liverpool superport	11 Mins	3.6 Miles
M53 junction 5	14 Mins	5.9 Miles
Ellesmere port	18 Mins	9.3 Miles
Chester	29 Mins	16.8 Miles
Manchester	1 Hr	37.3 Miles
Birmingham	2 Hrs	102 Miles
London	4 Hrs 5 Mins	216.1 Miles

POPULATION

- 8,420,042 0-80 Minutes
- 23,001,806 80-160 Minutes
- 45,972,620 160-240 Minutes

HOUSEHOLDS

- 2,582,212 0-80 Minutes
- 9,650,601 80-160 Minutes
- 19,159,500 160-240 Minutes

OPTIMISED SUPPLY CHAIN & ECONOMIC OPPORTUNITIES

Arc Royal offers businesses access to a strong and readily available workforce and is located within the Liverpool City Region Freeport Zone, which brings multiple benefits to 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.

Movement by conduct - goods can move between other UK Freeports within UK by conduct.

Simplification - all covered by a single authorisation meaning less contact with HMRC.

Unlimited storage periods - no time limit for storing goods.

There are 8 Freeports in England and 2 in Scotland.

Duty exemption - duty exemption for re-exports.

For more information visit: www.liverpoolcityregion-ca.gov.uk/freeport

Source for demographics: *nomisweb.co.uk



63% of the local population in Birkenhead are of working age



4.6% of people are locally employed in the transport and storage sector



16,684 people are locally employed in the manufacturing sector



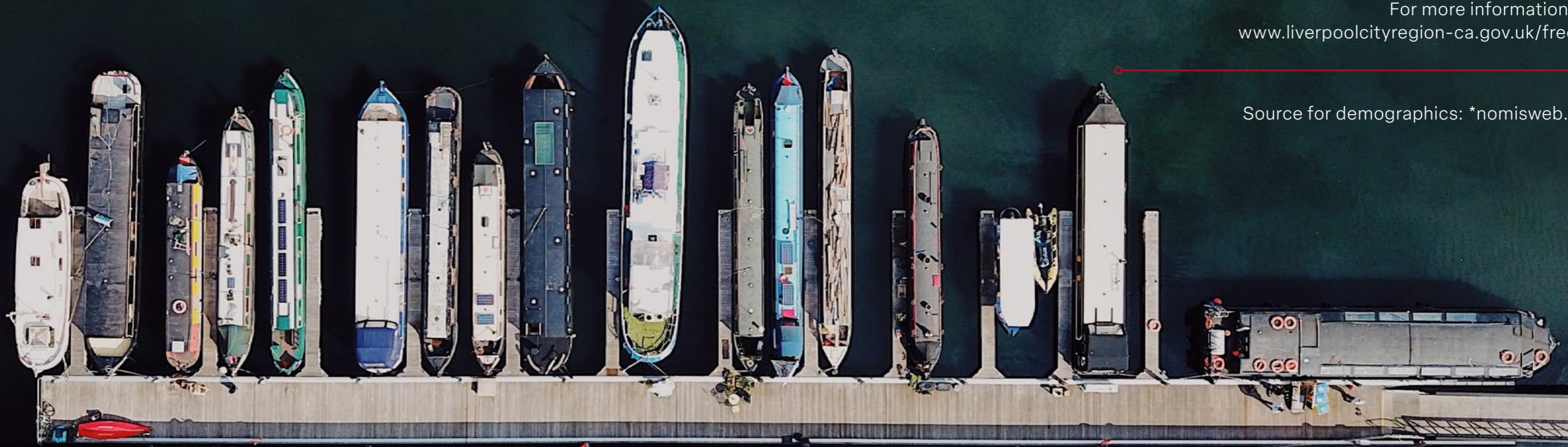
The unemployment rate in the North West is 4.3%, Higher than the UK average



38.7% of people in the North West are educated to NVQ4 and above



The gross average salary in Liverpool is 10% lower than the UK average







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TUNGSTEN
PROPERTIES

