

# X DOCK549

Available Q2 2025

**549,665 Sq Ft (51,065 Sq M)**  
Major New Build Cross Dock  
Warehouse / Logistics Facility  
Sited in the Liverpool  
City Region Freeport



MIRASTAR



Liverpool  
City Region  
Freeport

Levels Way  
Widnes, WA8 8WQ





# FREEPORT SAVINGS UP TO £15,000,000\*

XDock is a new 549,655 sq ft cross dock warehouse & logistics facility strategically positioned within one of the North West's key industrial locations.

The site is situated within the Liverpool City Region Freeport Zone and uniquely benefits from a range of Freeport incentives for customs, tax, planning, infrastructure and innovation.

The Freeport benefit offers substantial cost-saving opportunities over 5 years, subject to business eligibility.

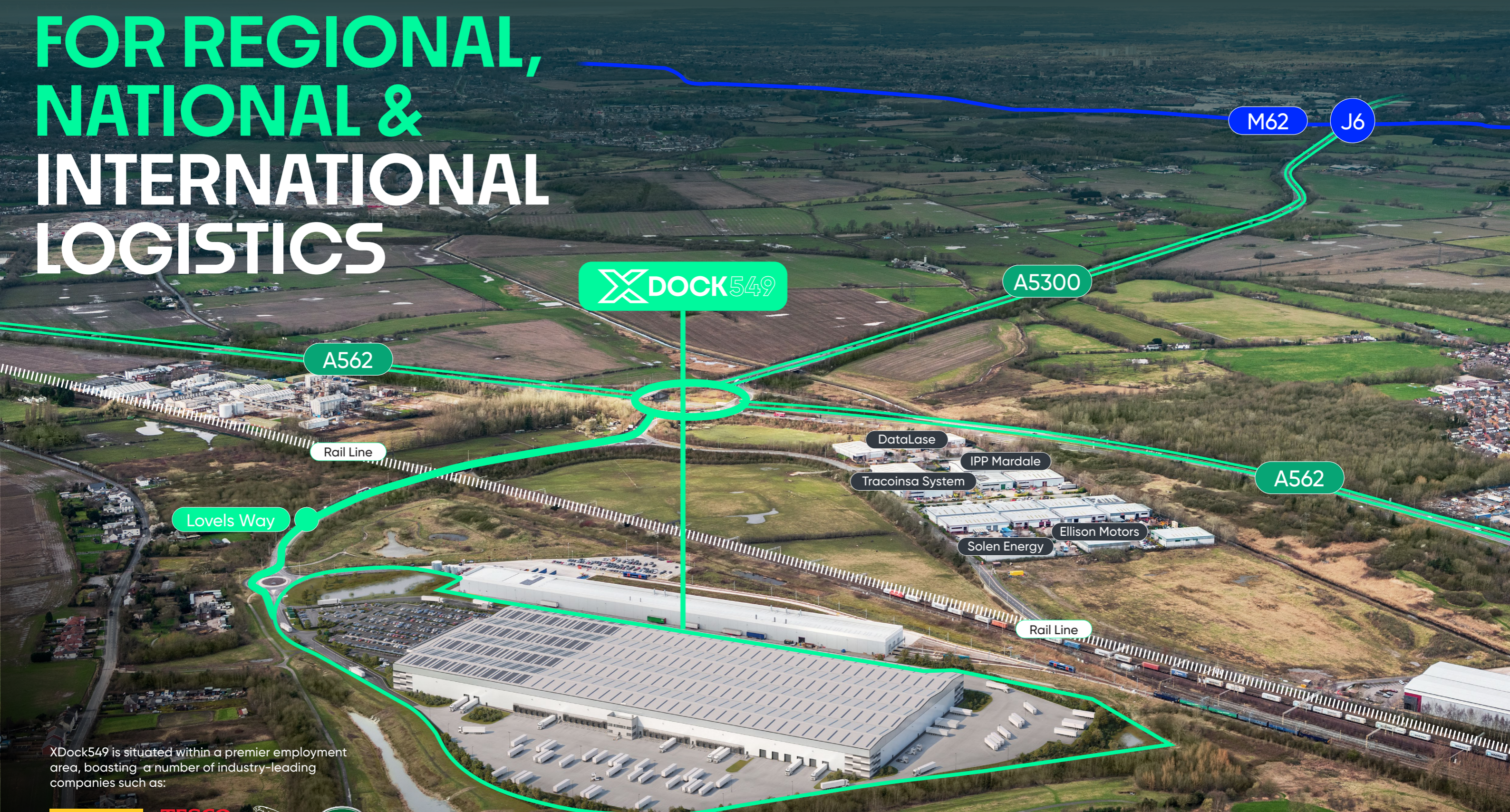


\*Subject to status. Eligible businesses will benefit from tax and customs Freeport benefits.





# A MAJOR HUB FOR REGIONAL, NATIONAL & INTERNATIONAL LOGISTICS



**X DOCK 549**

M62

J6

A5300

A562

Rail Line

Levels Way

DataLase

IPP

Tracoinsa System

Ellison Motors

Solen Energy

A562

Rail Line

XDock549 is situated within a premier employment area, boasting a number of industry-leading companies such as:



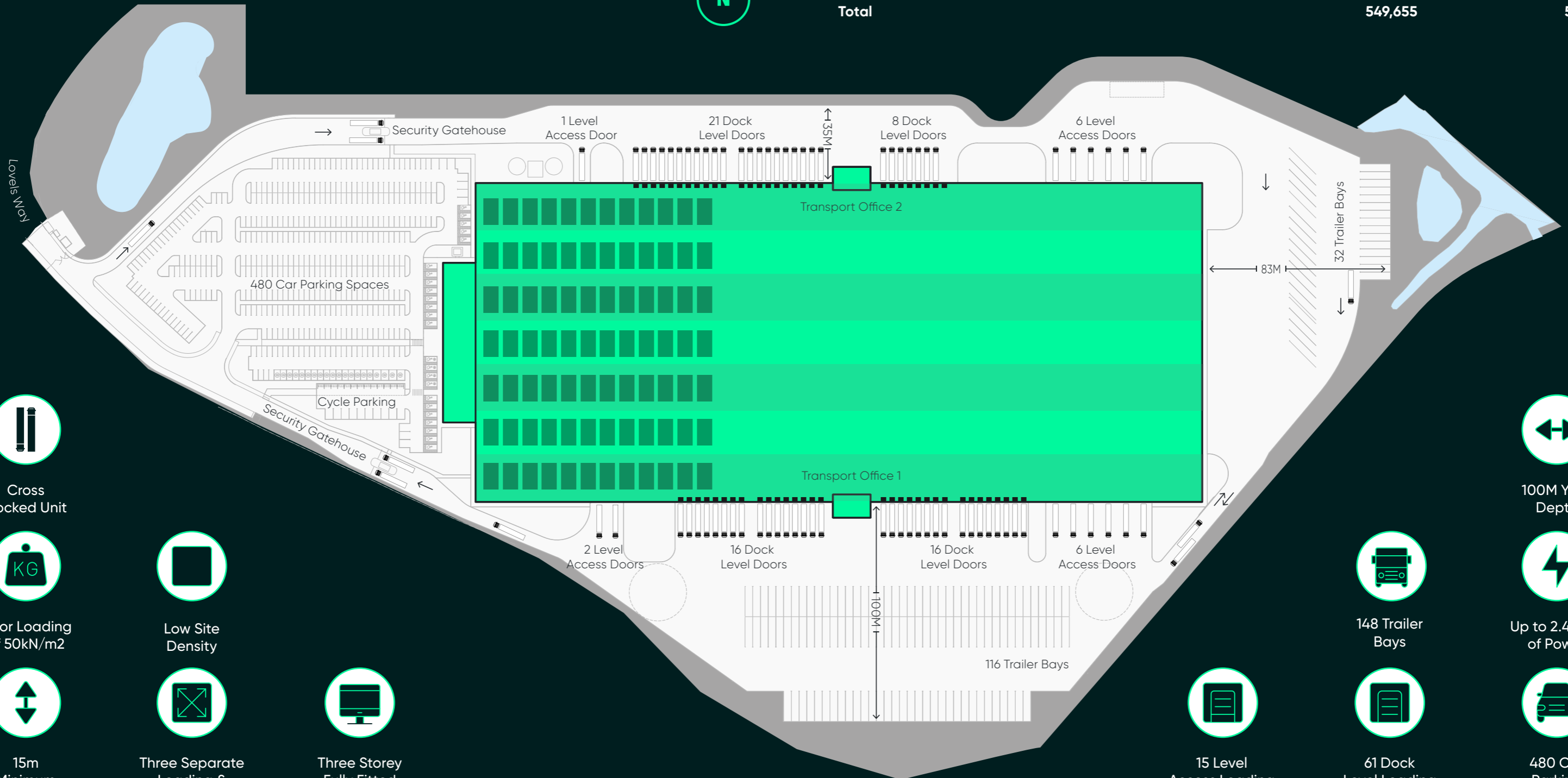
Eddie Stobart



# CROSS-DOCKED FOR SPEED & EFFICIENCY

XDock 549 will deliver a high quality detached warehouse facility boasting low site density, cross dock loading with 61 dock loading doors, 15 ground level loading doors, 360 circulation and substantial external storage with the main yard being 100m.

Area	Sq Ft (GIA)	Sq M (GIA)
Warehouse	514,000	47,752
3 Storey Offices	33,000	3,066
Transport Offices 1 & 2	2,400	222
Gatehouse 1 & 2	255	24
<b>Total</b>	<b>549,655</b>	<b>51,065</b>



Cross Docked Unit



Floor Loading of 50kN/m<sup>2</sup>



15m Minimum Eaves



Low Site Density



Three Separate Loading & Yard Areas



Three Storey Fully Fitted Offices



100M Yard Depth



Up to 2.4 MVA of Power



480 Car Parking Spaces



148 Trailer Bays



15 Level Access Loading Doors



61 Dock Level Loading Doors



# SUSTAINABLE & HIGHLY COST-EFFICIENT

## SOLAR PHOTOVOLTAICS 999 KWP SYSTEM

A large 999 kWp rooftop solar array is designed to help offset the building's power needs. There is the opportunity to purchase the solar energy generated, resulting in significant environmental performance for occupiers benefiting from electricity offset, carbon savings and reduced running cost.



Solar PV system  
999 kWp



Annual Energy Generation  
885,672 kWh/year



Annual CO2 Savings  
184 tones



BREEAM  
Target Excellent



Highly Efficient Mechanical  
Ventilation Heat Recovery  
With 85% Recovery Efficiency



48 Accessible (24 Disabled)  
Parking Bays



Provision of  
Electric Bike Charging



Low Energy  
LED Office Lighting



Water Saving & Leak  
Detection



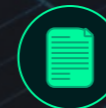
Ducting to Soft  
Landscaping for Future  
HGV EV Charging



Automatic Lighting Control  
System With Occupancy  
and Daylight  
Dimming Controls



Rainwater Harvesting for  
Irrigation of Car Park Soft  
Landscaping



EPC Target  
'A' Rating



102  
Cycle Spaces



24 EV  
Charging Points

XDock 549 will be constructed to the highest levels of sustainability and offers an industry leading specification.





Liverpool hosts one of the UK's most extensive and busy ports, managing a varied array of cargo from and to worldwide destinations.

The Port of Liverpool dominates Britain's container trade with direct links to North and South America and links to Australia and Asia. The Port of Liverpool's connectivity spans the globe.

Paired with the unique Freeport Tax and Customs benefits, XDock 549 offers businesses a unique and highly cost effective opportunity.

# PROVIDING REGIONAL, NATIONAL AND INTERNATIONAL CONNECTIVITY

## LIVERPOOL 2 SUPER PORT



**£400 MILLION**

£400M Deep Water Terminal  
Accommodates the World's Largest Ships



**35 MILLION**

35 Million People Live Closer to Liverpool than Southern Ports



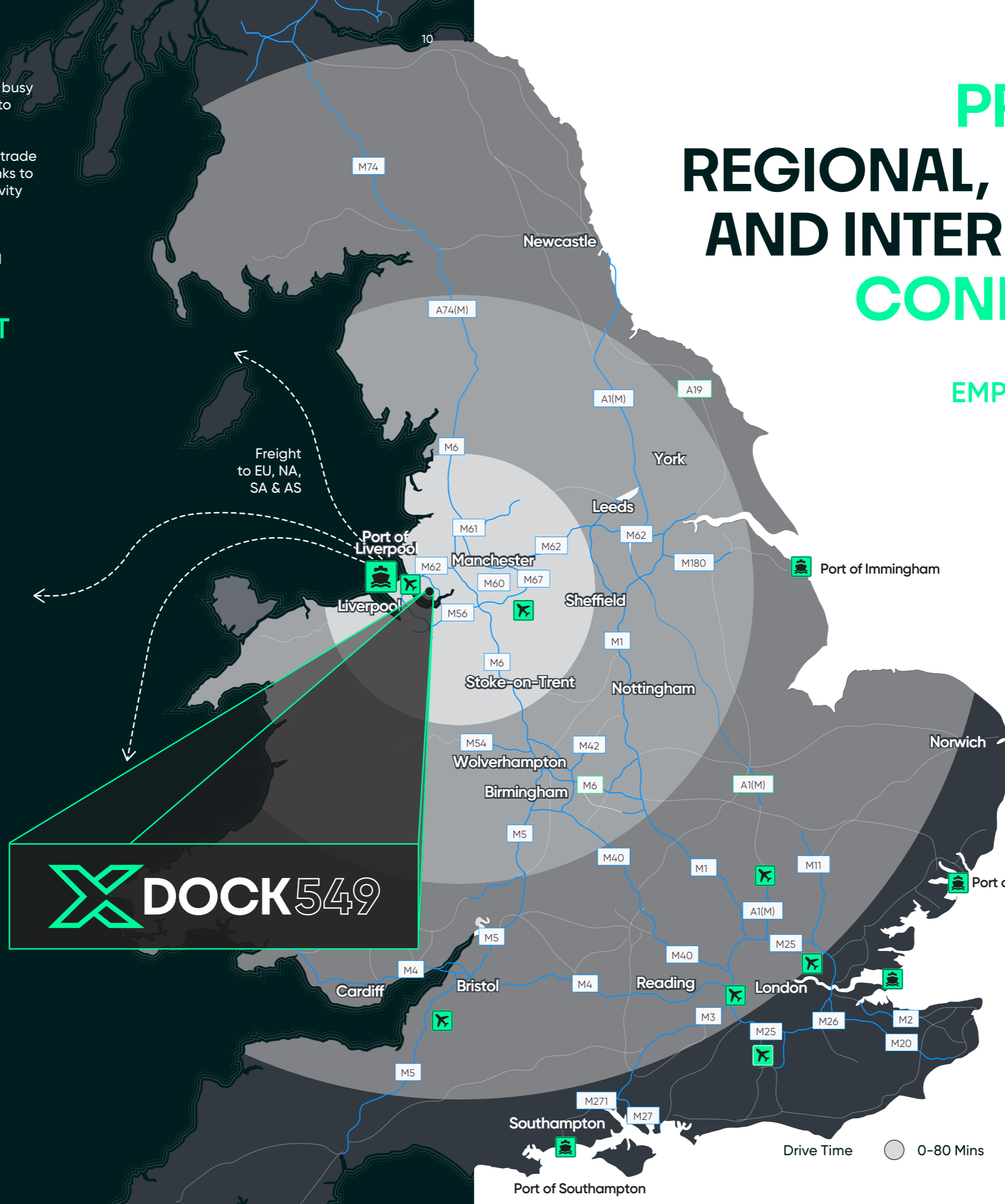
**£1.82 BILLION**

A Growing £1.82bn  
Maritime Economy

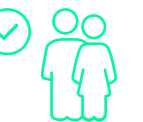


**£1 BILLION**

Invested in Liverpool's  
Intermodal Infrastructure



## EMPLOYEE CATCHMENT



## ABUNDANT LABOUR POOL

Unemployed Population of 58,691  
Within a 30 Minute Drive Time



## DIVERSE & CAPABLE WORK FORCE

43% of the Population  
are Educated to  
Levels 1-3 Within a 30  
Minute Drive Time

Drive Time  0-80 Mins  80-160 Mins  160 - 240 Mins





Liverpool

WA8 8WQ

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# DIRECT ACCESS TO M62 WITHIN 6 MINUTES

XDock 549 enjoys superb connectivity, with Junction 6 of the M62 / Junction 1 of the M57 just a 6-minute drive away via the A5300 dual carriageway. Additionally, easy access to the M56 is available through Junctions 11 & 12. The Silver Jubilee Bridge and the new Mersey Gateway Bridge further enhance the connectivity, providing excellent links to Runcorn and beyond.



Location	Miles	Minutes	Train Stations	Miles	Minutes
A5300	1	3	Runcorn	5	12
M62 J6	4	6	Warrington Bank Quay	10	20
Widnes	3	8	Liverpool Lime St	11	26
M6	14	18	Manchester Piccadilly	31	45
Liverpool	12	30	Birmingham New St	95	150
Manchester	30	50			
Birmingham	93	140			
London	206	240			

Airports	Miles	Minutes	Ports	Miles	Minutes
Liverpool John Lennon	4	10	Port of Liverpool	18	33
Manchester	26	32	Holyhead	100	120
East Midlands	90	110	Immingham	137	150
Heathrow	203	230			

Source: Google Maps



# LIVERPOOL CITY REGION FREEPORT IS ONE OF THE UK'S LEADING SPECIAL ECONOMIC AREAS

Designed to drive opportunity through inspirational, inclusive, innovative and sustainable investment to achieve transformational change. Liverpool City Region Freeport is one of only eight Freeport sites in England designed to encourage economic activity.

The property is uniquely situated in a Customs and Tax Freeport Zone (3MG Widnes), one of only three allocations for Tax Freeport Benefits in the Liverpool Freeport Zone.

By Choosing Liverpool City Region Freeport you will benefit from all the usual advantages of investing in the UK as well as a wide range of incentives relating to customs, tax, planning, infrastructure and innovation.

Any occupier must be an eligible business to benefit from Freeport Benefits.

## FREEPORT TAX BENEFIT

Tax Benefits offer businesses cash savings through business rates relief and other incentives to support capital investment, skills and employment.

### Business Rates Relief

100% business rates relief on qualifying new properties and partial relief for expanded properties in Freeport tax sites until 30/09/2031.

### Stamp Duty Relief

0% stamp duty on property to be used for qualifying commercial purposes until 30/09/2031.

### Employer National Insurance Contributions (NIC) Relief

0% employer NICs paid on salary up to £25,000 p/a applicable for 3 years per eligible employees (new hires who spend 60% of their working time in the Freeport).

### Enhanced Structures & Building Allowances

10% per annum tax deduction for ten years of qualifying expenditure, on non residential structures and buildings for which construction commences for the date a tax site is confirmed and approved by government and brought into use before 30/09/2031.

### Enhanced Capital Allowance

100% first year allowance for qualifying expenditure of plant & machinery. 10% tax deduction per annum.

## FREEPORT CUSTOMS BENEFIT

Customs Benefits help enable the tariff-free movement of goods for both export and import through simplified customs procedures and relate to the timing of recognising investments and therefore offer a cashflow benefit to businesses.

### Tariff Benefits

Duty referral for goods stored on-site and duty inversion for goods exiting the Freeport. Savings from duties that do not need to be paid on outside goods and attract a lower tariff than their component parts.

Duty exemption for goods that are exported from the Freeport.

### Trade Benefits

Simplified and more streamlined import procedures.

### VAT Benefits

VAT suspension until goods leave the tax site entering into free circulation in the UK.

# FREEPORT SAVINGS UP TO £15,000,000\*



Port of Liverpool

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