

*Preliminary Particulars*

Expressions of Interest Sought

## New Development

Warehouse / Employment Units / Office / Leisure / Retail  
Plot sales or Freehold / Leasehold Design & Build available (subject to pp)  
The Point, Land North of Formby Industrial Estate, Formby



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DEVELOPMENTS

*On Instructions of Sefton & Formby Developments Ltd*

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the  
**Point**

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Description: The total site area extends to approximately 12.6 hectares and is proposed to deliver an employment-led development, also incorporating retail, leisure and potential office uses, that is expected to provide in excess of 27,000 square metres (290,000 sq ft) of new employment space for occupation within Use Classes E, B2 and B8. The development will provide modern units delivered in a business employment park that seeks to meet the occupier's requirements of a wide range of businesses.

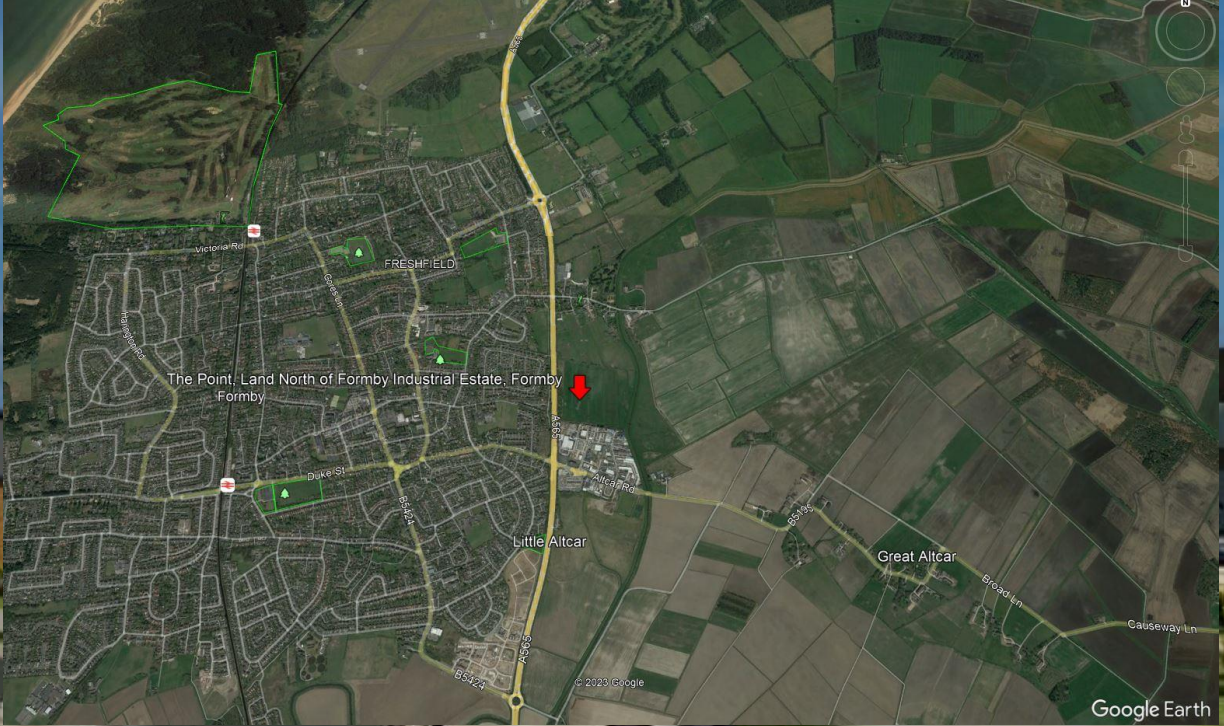
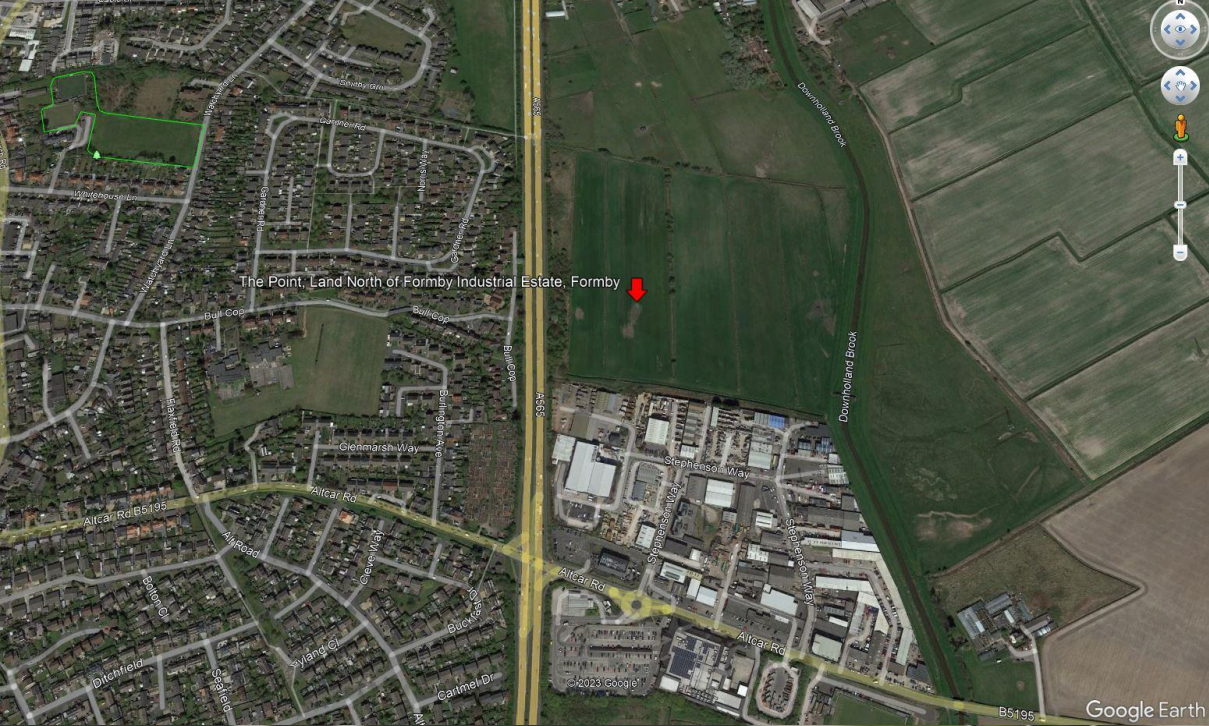
It is proposed the highest quality of accommodation will be delivered throughout the site, in an attractive landscaped setting. It is anticipated that subject to planning, serviced plot sales, or leasehold or freehold design and build packages could be available 18-24 months from the grant of planning.

Indicative site location plan below

- Proposed development of employment units (B2, B8 and E), subject to planning.
- Serviced plot sales available - subject to design brief.
- Modern portal frame warehouse/employment / office / leisure / retail units proposed from 920 square metres (9,900 square feet) GIA approx. and upwards.
- Turnkey leasehold or freehold design and build packages available.
- Strategic employment location north of Formby Industrial Estate.
- Development to provide up to 27,000 square metres (290,065 square feet) GIA approx. of employment floor space.
- Estimated timing approximately 18-24 months from the grant of planning.



Location: The Point, Formby is located off the A565 Formby Bye-pass North of the Formby Industrial Estate. This strategic employment location for a development of high quality employment units (subject to planning) will be accessed from a new signal controlled junction from the Formby Bye-pass. This is a strategic employment location for a development of high quality warehouse units (subject to planning) and will be accessed from a new signal controlled junction from the bypass.



The logo for 'the Point' features the word 'the' in a small font above 'Point', where the 'o' is a stylized white circle with a blue dot in the center. To the right is a circular inset image showing a modern industrial building with a glass facade. Below this is the text 'Sefton &amp; Formby DEVELOPMENTS' in a bold, sans-serif font.



Accommodation: Below is an indicative site plan, which shows warehouse units available from 9,200 square feet GIA, however, serviced plot sales (subject to a design brief) are also available and at this initial pre planning stage, the accommodation could be altered to suit the needs of ingoing requirements.

Expressions of interest are sought from occupiers, whereby the scheme and the units, or indeed plot sales could be tailored to mirror their requirements.



Expressions of Interest / Further Information: To discuss your requirements and indeed for any further information, please contact Graham Bowling BSc (Hons) MRICS at the sole agents, Fitton Estates 01704 500345 / [gb@fittonestates.com](mailto:gb@fittonestates.com)

Details Prepared 18 October 2023

**Fitton Estates**  
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