

Liberty Park Widnes

LOGICOR.EU

Liverpool, WA8 8FZ

Brand new industrial / warehouse unit
360,795 sq ft

Available Q1 2025



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Liberty Park Widnes

Liberty Park Widnes sits at the heart of South Liverpool's thriving employment zone which is acknowledged both regionally and nationally as a premier location for a wide variety of business occupiers.

The area already plays host to Jaguar Land Rover's 300 acre state-of-the-art Halewood facility and many of their satellite businesses as well as the UK's fastest growing airport, Liverpool John Lennon. The area is set for further exponential growth with the recent opening of Peel's £400m Liverpool2 Deepwater Port.

2.6%

Average earnings is lower than the national average

190,000

People are currently unemployed, which is higher than the national average unemployment rate

264,000

Employed in manufacturing industry

670,000

People employed in skilled occupations



Freeport tax site

What are Freeports?
Freeports are special areas within the UK's borders where different economic regulations apply.



Enhanced capital allowances relief



SDLT relief



5 years nil business rates



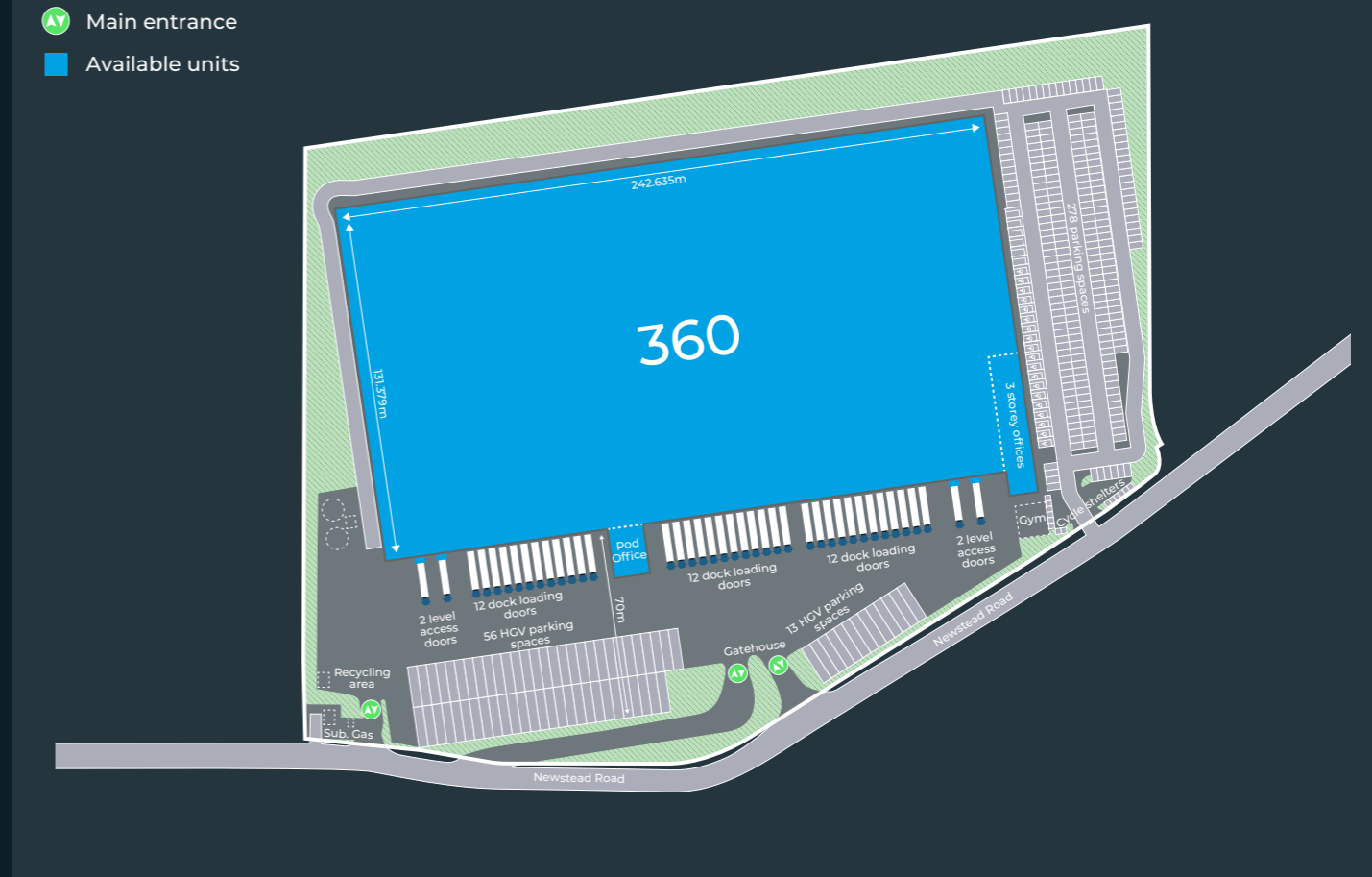
Employment tax incentive and ENIC rate relief

[click here to view more information](#)



Widnes 360

The 360,795 sq ft unit will be a grade A speculative built warehouse which will be available Q1 2025. The modern warehouse accommodation will offer three storey offices, generous parking with EV charging points and an on-site gym. The property will benefit from 18m clear internal eaves height, a large service yard and dock and level access doors.



Accommodation

Widnes 360	Warehouse	3 Storey Office	Pod Office	Total
Sq ft	342,938	12,540	5,317	360,795
Sq m	10,747	611	611	11,969

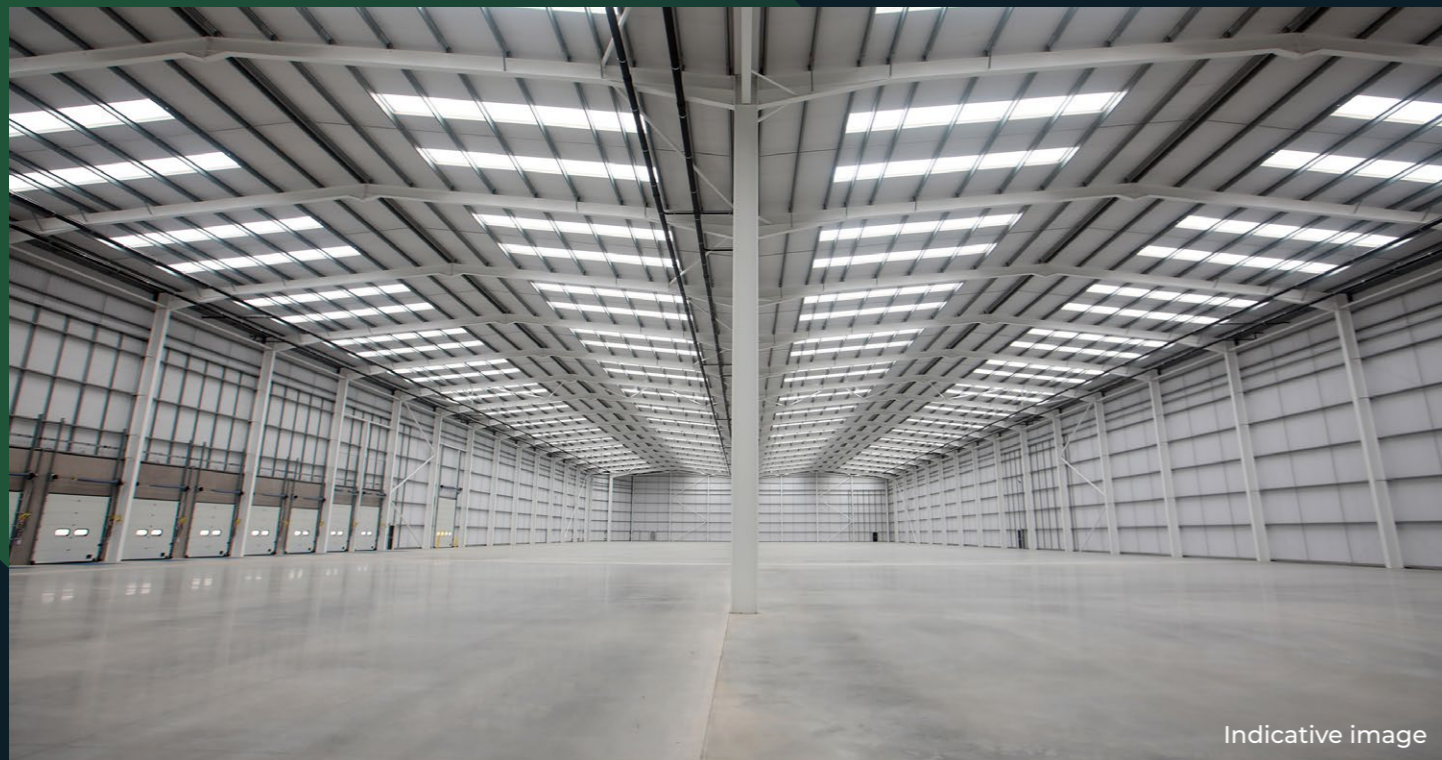
*Gross internal areas

Specification

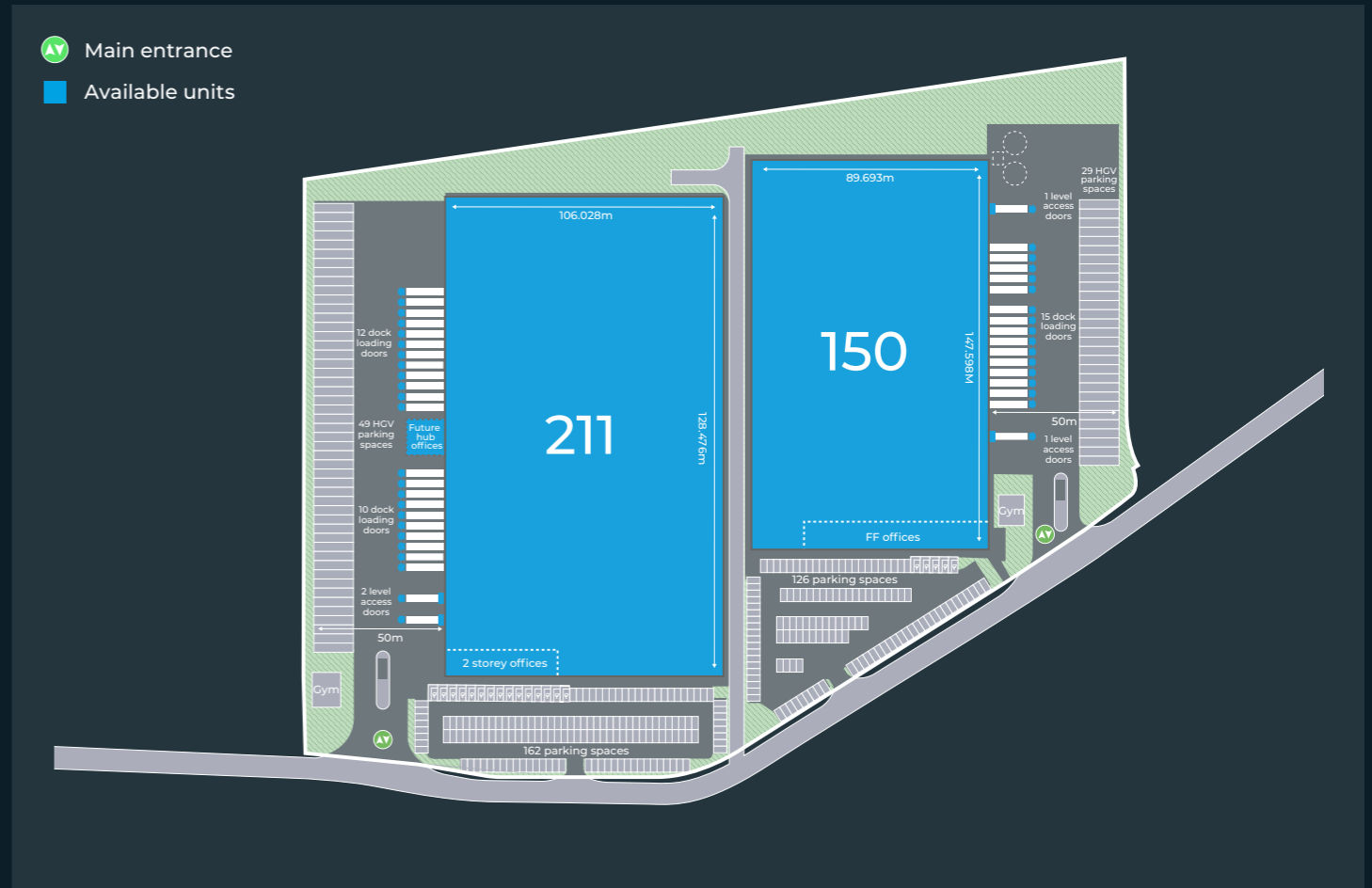
- EV charging points
- BREEAM targeting 'very good'
- EPC rating 'A'
- On-site gym
- 36 dock and 4 level access doors
- 278 car parking spaces
- Up to 1.6 MVA of power
- 18m clear internal height
- 70m yard depth
- Three storey offices
- Secure site
- 69 HGV parking spaces

Widnes 150 & 211

The units are 149,510 and 210,839 sq ft and will be grade A speculative built warehouses which will be available Q1 2025. The modern warehouse accommodations will offer two storey offices, generous parking with EV charging points and an on-site gym. The properties will benefit from 15m clear internal eaves height, a large service yard and dock and level access doors.



Indicative image



Accommodation

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
150	142,500	8,116	149,510
211	210,839	10,000	210,839

*Gross internal areas

Specification

- EV charging points
- BREEAM targeting 'very good'
- EPC rating 'A'
- On-site gym
- 37 dock and 4 level access doors
- 288 car parking spaces
- Up to 1.6 MVA of power
- 15m clear internal height
- 50m yard depth
- Two storey offices
- Secure site
- 78 HGV parking spaces



Logicor

Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.

Network


We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

Flexible real estate

We have a broad portfolio of properties, including multi-let and big box, to support industries that everyday life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.

Prime logistics location

Liberty Park Widnes is located adjacent to the A561, providing direct access to Liverpool, Manchester and the UK's national motorway network. Liverpool is 12 miles from the site and Liverpool City Airport can be reached in under 25 minutes.

	miles	mins
M62 J6	3	7
M57 J1	3	7

	miles	mins
Liverpool City Airport	5	24

	miles	mins
Liverpool Port	12	24

	mins
Liverpool Central	39

17 million people are within a 2 hour HGV drive time

3MG Mersey Multimodal Gateway links by rail and road with the southern deep sea ports.



Tom Blakey - Logicor

“Our focus has always been to work with our customers to find solutions together.

At Liberty Park Widnes we have secured exclusive incentives through the Freeport status of this site, to ensure as an occupier you have the ideal warehouse to serve your customers, as well as reducing the costs of your space. We pride ourselves on creating long-term relationships with our customers by working closely with them to ensure their facilities are optimised for their businesses, creating mutually beneficial solutions to drive efficiency and productivity.”



Jack Weatherilt - DTRE

“A new, purpose-built warehouse can provide your business with modern infrastructure, giving you a competitive edge in the market.”

Please contact us for further information:

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