

Significant tax incentives



VIKING PARK, WIDNES

Brand New Industrial / Warehouse Unit

18,581 SM (200,000 SF) | Available Q3 2023

Situated in the Liverpool City Region Freeport



IEQT | EXETER

VIKING PARK

Liverpool City Region Freeport is one of the UK's leading special economic areas...

TAX RELIEFS

NIC Savings

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 Capital Allowances

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

Rates Relief

10% per annum tax deduction for ten years of qualifying expenditure, on non residential structures and buildings for which construction commences or the date a tax site is confirmed and approved by government and brought into use before 30/09/2026

CUSTOMS

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



See if you qualify!

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DEMOGRAPHIC



Skilled labour pool – 670,000 people employed in skilled occupations



264,000 people are employed in the manufacturing industry



Average earnings is 2.6% lower than the national average



190,000 people are currently unemployed, which is higher than the national average unemployment rate



LOCATION

Viking Park is one of the North west's key industrial locations. The site offers immediate access to A533 which in turn links to the A562 and the Knowsley Expressway to join the M62 to the North and joins the M56 to the south via the newly constructed Mersey Gateway Bridge.

The South Liverpool employment area is already home to some of the region's key employers such as JLR and B&M Stores and has Liverpool John Lennon Airport on its doorstep.

VIKING PARK

MODERN NEWLY BUILD LOGISTICS WAREHOUSE

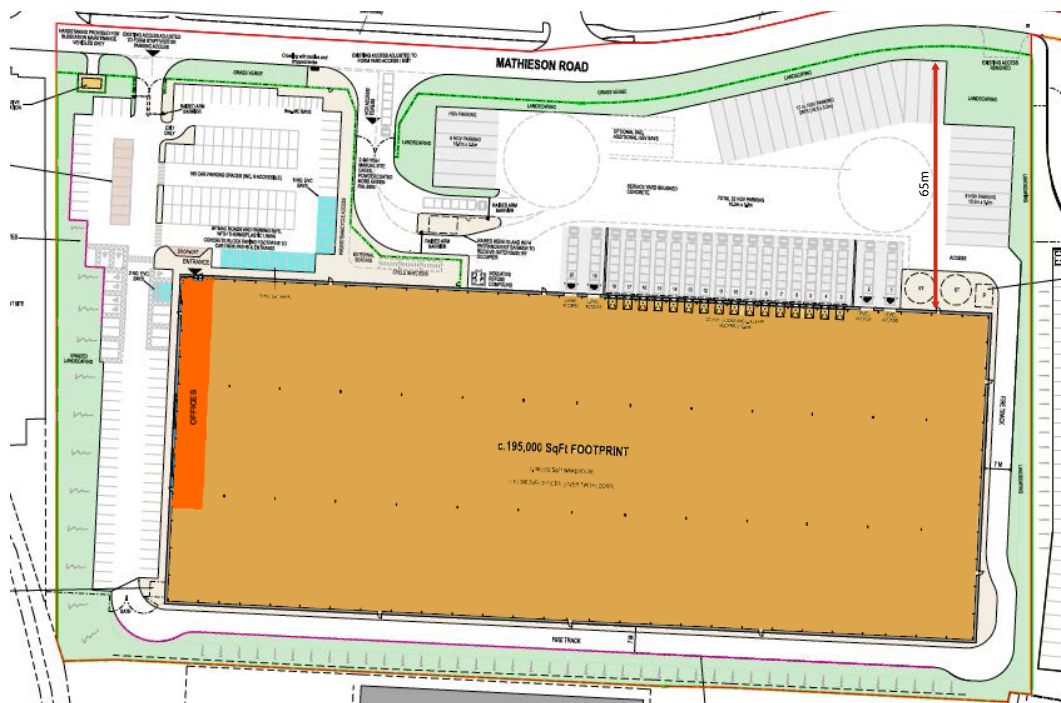
Available Q3 2023

Warehouse – 195,000 sq ft

Office – 5,000 sq ft

Total 200,000 sq ft

INDICATIVE SITEPLAN



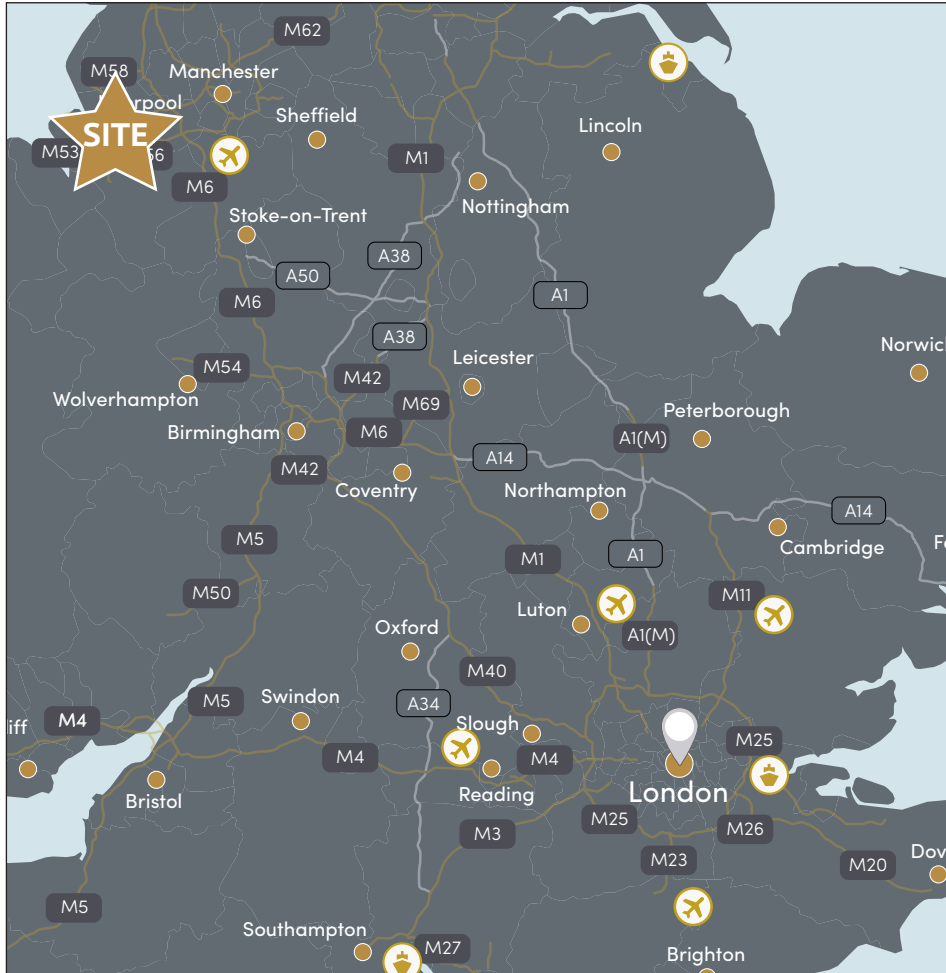
SPECIFICATION

Total	200,000 SF
Warehouse	195,000 SF
Office	5,000 SF
Clear Height	15 m
Level Access Doors	4
Dock Doors	16
Car Parking Spaces	162
EV Parking Spaces	18
HGV Parking Spaces	32
BREEAM	Very Good
EPC	A Rating



VIKING PARK

LOCATION



- » The Property is located in Viking Park, Widnes, Liverpool
- » The Property benefits from its close proximity to the M62 motorway system and the broader motorway system, connecting the site to major U.K. cities

DISTANCES

- » A562 Speke Road: 1 mile / 2 min
- » Mersey Gateway Bridge: 1 mile / 2 min
- » Liverpool: 15 miles / 30 min
- » Manchester: 45 miles / 27 min
- » Birmingham: 87 miles / 105 min
- » Manchester Airport: 24 miles / 30 min
- » Liverpool Port: 15 miles / 35 min
- » Liverpool John Lennon Airport: 7 miles / 20 min

MORE INFORMATION

- » The region benefits from excellent proximity to growing markets, a rising population of over 7 million people and 80% of the U.K. population within 4-5 hours' drive time



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