

FIRST SPEC BUILD
UNITS AVAILABLE
Q4 2024

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Atlantic Park

LIVERPOOL | M57 & M58

New Industrial and Logistics Development

PHASE 1 4 speculative build units

43,000 to 134,375 sq ft

PHASE 2 pre-let & design & build opportunities

up to 388,000 sq ft

 Liverpool
City Region
Freeport

atlanticpark.co.uk

 ROYAL LONDON
ASSET MANAGEMENT

A development by Royal London

[Phase 1 Masterplan](#)[Phase 2 Masterplan](#)

The opportunity

Strategically located close to Switch Island, the intersection of the M57/M58 motorways and within 2 miles of Liverpool 2 deep water container terminal, Atlantic Park is one of the regions best located opportunities.

The scheme will offer a best in class development in a fully landscaped development.



Deep Water Container Terminal

Atlantic Park

Switch Island
M57/M58

- Excellent port and motorway access
- Adjacent to Liverpool2 deep sea terminal
- Strong ESG credentials
- Planning approved sitewide
- First spec build units available Q4 2024
- Situated within the LCR Freeport zone



Phase 1 Masterplan

Phase 2 Masterplan

Phase 1 Speculative build







All buildings  50kn/m² floor loading

Detailed planning secured

Unit 1: 43,000 sq ft

Warehouse: 40,000 sq ft

Office: 3,000 sq ft

					
10M	4	2	66	14	40M
Clear internal height	Dock loading doors	Level access doors	Car parking spaces	Electric charging ports	Service yard

Unit 2: 53,750 sq ft

Warehouse: 50,000 sq ft







Office: 3,750 sq ft

					
10M	4	2	85	20	45M
Clear internal height	Dock loading doors	Level access doors	Car parking spaces	Electric charging ports	Service yard

Unit 3: 134,375 sq ft

Warehouse: 125,000 sq ft

Office: 9,375 sq ft

					
15M	9	3	115	23	50M
Clear internal height	Dock loading doors	Level access doors	Car parking spaces	Electric charging ports	Service yard

Unit 4: 118,250 sq ft

Warehouse: 110,000 sq ft

Office: 8,250 sq ft

					
15M	8	3	115	23	50M
Clear internal height	Dock loading doors	Level access doors	Car parking spaces	Electric charging ports	Service yard



Phase 1 Masterplan

Phase 2 Masterplan

Phase 2 | Pre-let and D&B opportunities up to 388,000 sq ft

All buildings  50kn/m² floor loading

Unit 5: 178,500 sq ft

Warehouse: 170,000 sq ft

Office: 8,500 sq ft



15M

Clear internal height



14

Dock loading doors



4

Level access doors



194

Car parking spaces



55

Electric charging ports



50M

Service yard

Unit 6: 210,000 sq ft

Warehouse: 200,000 sq ft

Office: 10,000 sq ft



15M

Clear internal height



14

Dock loading doors



4

Level access doors



166

Car parking spaces



34

Electric charging ports



60M

Service yard

Unit 7: 53,750 sq ft

Warehouse: 50,000 sq ft

Office: 3,750 sq ft



10M

Clear internal height



5

Dock loading doors



2

Level access doors



42

Car parking spaces



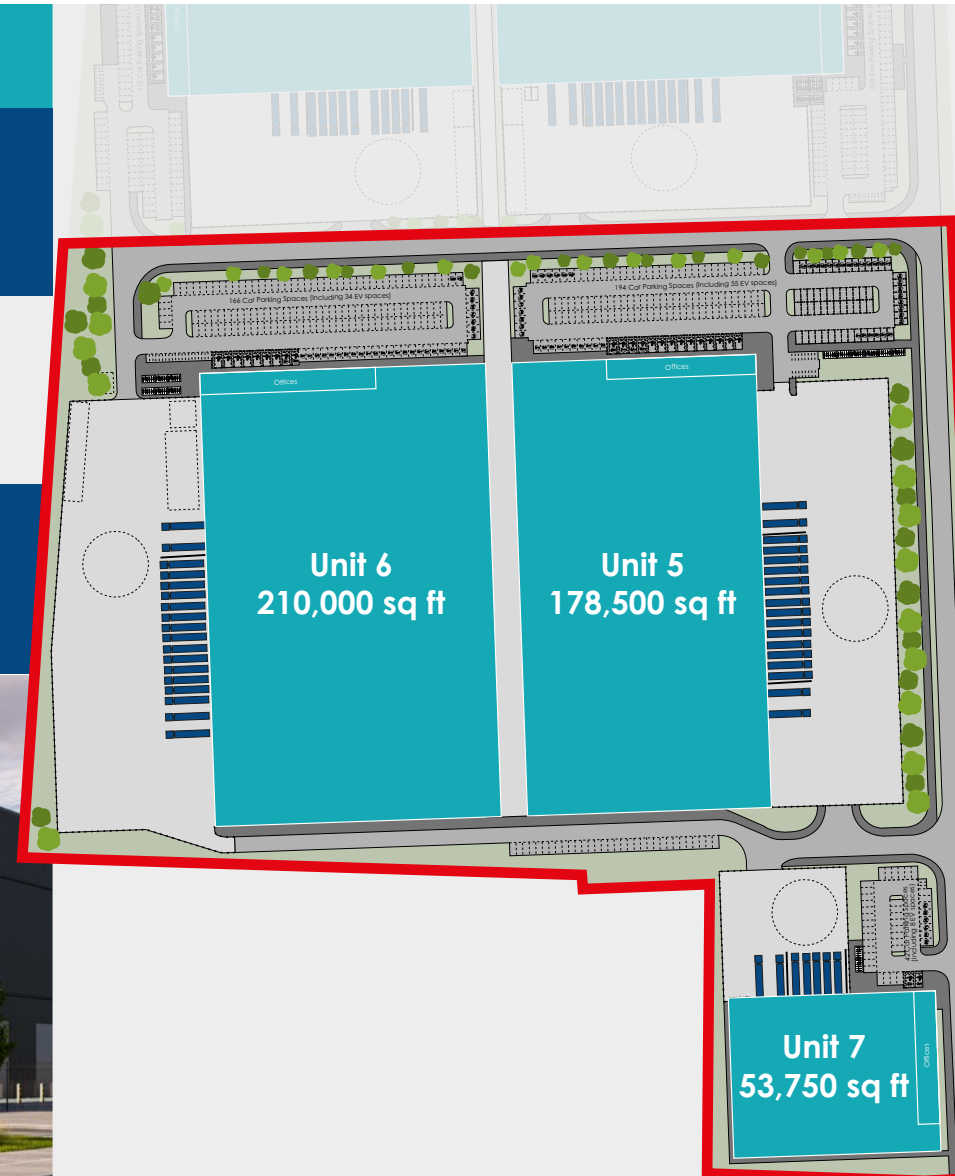
8

Electric charging ports



45M

Service yard



Phase 1 Masterplan

Phase 2 Masterplan

Located for UK, Irish and world markets

Two miles (via the A5036) from the deepwater container terminal of Liverpool 2, Atlantic Park is uniquely placed to serve markets in the UK and Ireland, and to act as a vital hub in global supply chains. 35 million consumers live within 150 miles of the scheme.

Drivetimes

Destination	Miles	Time
Liverpool 2	4	12 mins
Widnes Rail Freight Terminal	17	22 mins
Manchester	36	45 mins
Leeds	76	1 hr 30 mins
Sheffield	82	1 hr 57 mins
Nottingham	102	2 hr 18 mins
Birmingham	112	2 hr 33 mins
Liverpool Airport	19	27 mins
Manchester Airport	40	51 mins



Phase 1 Masterplan

Phase 2 Masterplan

Plugged right into the national motorway network

Atlantic Park is just 1.4 miles from Switch Island, the M57/M58 interchange. There are 6 motorways within 10 miles of the site.



Phase 1 Masterplan

Phase 2 Masterplan



What is a Freeport?

Created by the government to boost economic growth, Freeports are specific geographic areas which have different tax and customs rules than the rest of the country. There are two main zones within a Freeport, Tax Zones, and Customs Zones. Atlantic Park sits within a Customs Zone of Liverpool Freeport.

What are the benefits of a Customs Zone?

The customs procedures for goods entering a Freeport Customs Zone are simplified and the goods don't attract payable tariffs. Businesses operating within these zones enjoy a deferment of tariffs on goods destined for other parts of the UK until they are shipped. They can avoid tariffs altogether if they bring in goods for manufacture or assembly on-site before re-exporting them to international markets.

This has obvious advantages for any business managing complex global supply chains; supply chains that can now be routed more easily through Liverpool thanks to the development of the Liverpool 2 deep water container port, capable of handling the biggest cargo vessels in the world.

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.



Phase 1 Masterplan

Phase 2 Masterplan

The right workforce, right next door



Atlantic Park is well served by public transport and within walking distance of a large, suitably skilled workforce. Wages locally are competitive by city wide and national standards and, for occupiers looking further afield, there are 3 million people of working age within 45 minutes commute of the site.

Population drive times

15 min: 562,160 people 30 min: 1.7 million 45 min: 3 million



Good public transport links



Mersey Travel
bus services

159 56



Aintree Station
10 minutes walk



Over 12,000
potential workers
live within
walking distance

Competitive wages



Phase 1 Masterplan

Phase 2 Masterplan

BREEAM 'Excellent'

All buildings at Atlantic Park will target BREEAM 'Excellent'. The features listed below will all support this, as will the fact that the development is on a remediated brownfield site.



All electric futureproof building services

All electric building services, as part of an all-electric built environment, are essential for the deep decarbonisation of the energy supply. With the UK now generating more than half its electricity from renewable sources, all electric solutions will play an important role in enabling the country to achieve zero greenhouse gas emissions by 2050.



Photovoltaic panels

Each unit will feature roof mounted solar panels as standard, with the ability to fit additional capacity according to client needs.



EV charging

All buildings will have charge points for electric vehicles.



Low embodied carbon construction materials

As important as the operational carbon footprint, a small embodied carbon footprint can significantly reduce the time it takes for a building to become truly carbon neutral.



LED Office Lighting

The office are provide LED fittings, zoned to allow daylight and occupancy control



Energy Performance Certificate A

Target EPC rating: A



Sustainable urban drainage systems throughout

This will sustainably absorb surface water run-off, mimicking natural drainage processes to manage storm water. The system reduces the burden on the existing drainage system and will mitigate flooding, improve water quality, and support biodiversity. Its overall effect is to create a more resilient and sustainable urban environment.

Phase 1 Masterplan

Phase 2 Masterplan



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