

LIBERTY PARK WIDNES

LIBERTY PARK
WIDNES

02

03

ALL ENQUIRIES
BUILT TO SUIT INDUSTRIAL/
WAREHOUSE UNITS

107,210 TO 405,300 SQ FT

READY FOR IMMEDIATE DEVELOPMENT

WA8 8FZ



www.libertyparkwidnes.com

STOFORD

LIBERTY PARK WIDNES IS STRATEGICALLY LOCATED WITH DIRECT ACCESS TO THE NATIONAL MOTORWAY NETWORK VIA THE KNOWSLEY EXPRESSWAY



ROUTE TO/
FROM JLR

A561

TO J6 M62

A5300
KNOWSLEY
EXPRESSWAY

WEST COAST
MAINLINE

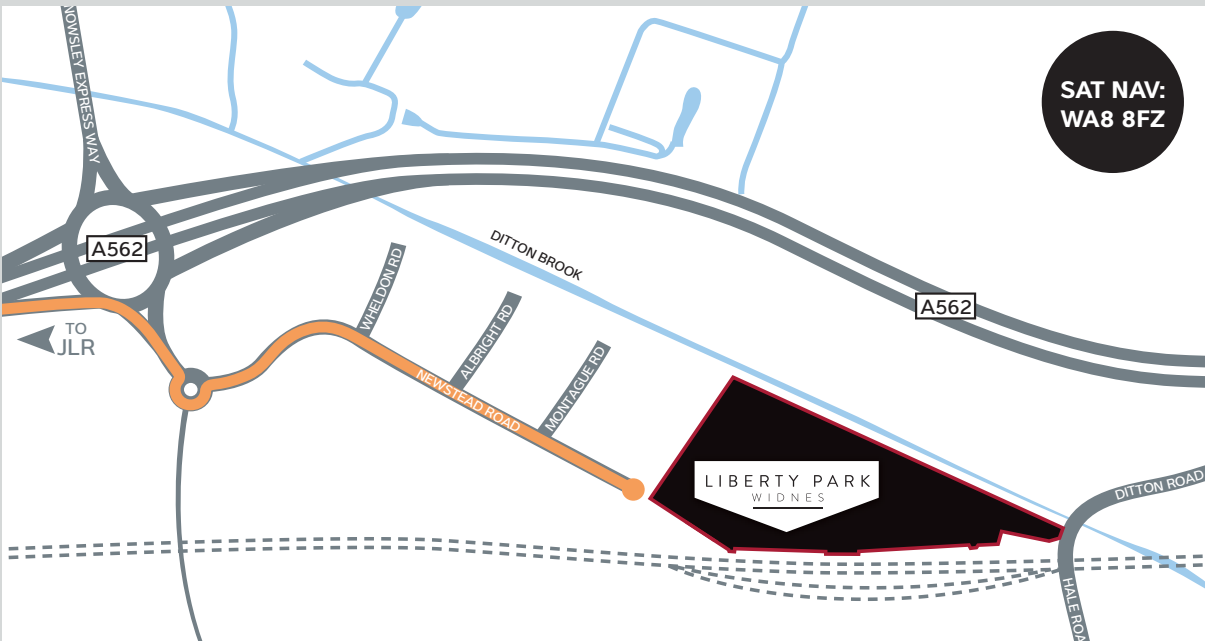
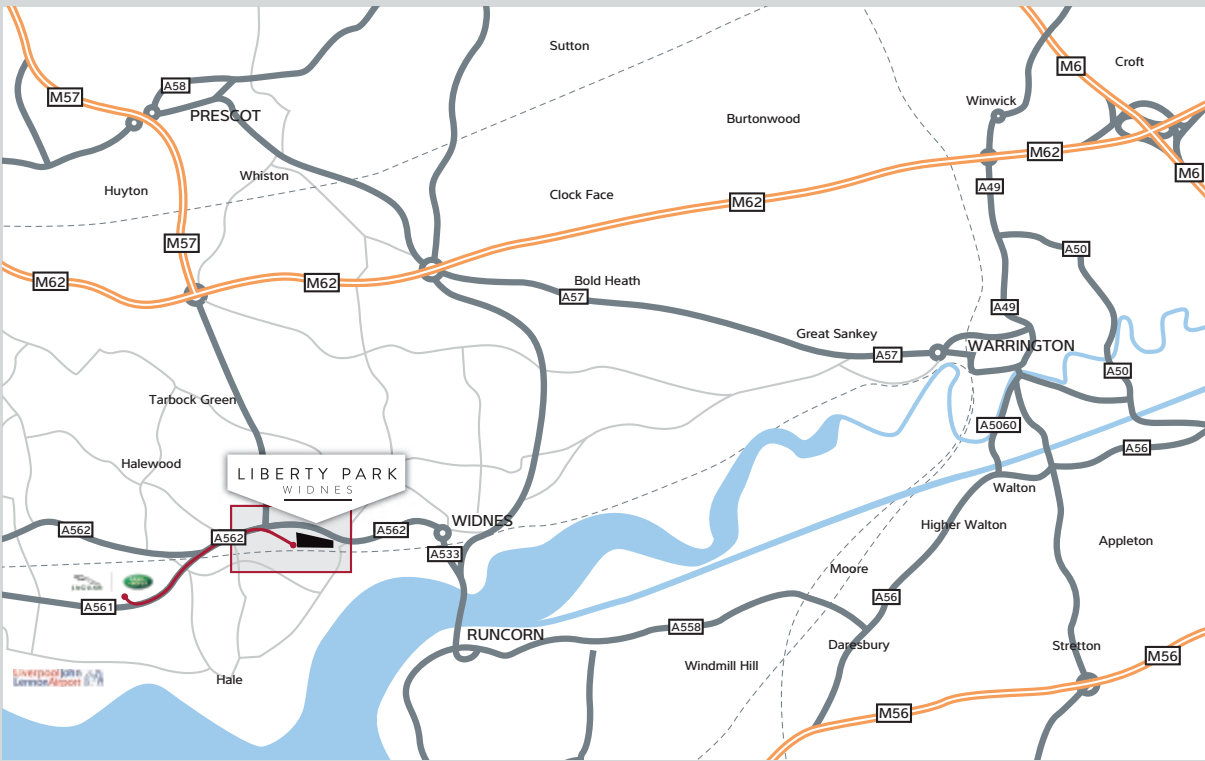
NEWSTEAD ROAD

PROPOSED
PASSENGER
TRAIN STATION

SPEKE ROAD

A562





LOCATION

The site is strategically located at the junction of Speke Boulevard (A562) and the Knowsley Expressway (A5300). Direct access from the Knowsley Expressway onto the national motorway network via either Junction 6 of the M62 or Junction 1 of the M57 is within 3 miles of the property.

DRIVE TIMES

HGV distances from Liberty Park Widnes:

Jaguar Land Rover, Halewood	2 miles	5 mins
M62/ J6 & M57/J1	3 miles	7 mins
Liverpool John Lennon Airport	5 miles	14 mins
Liverpool 2	16 miles	35 mins
Manchester M62/J12	23 miles	42 mins
World Freight Terminal Manchester Airport	26 miles	52 mins
Leeds M62/J27	63 miles	1 hr 51 mins
Birmingham M6/J6	89 miles	2h 41 mins

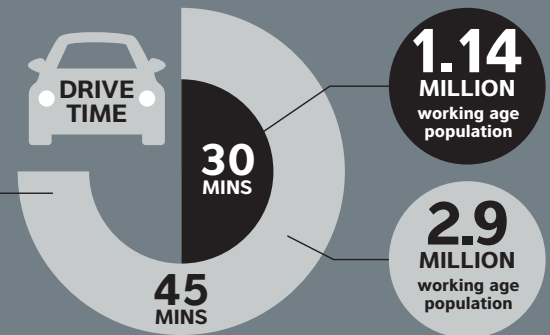
Source: ukhaulier.co.uk

KEY DEMOGRAPHICS

Liverpool City Region

SKILLED LABOUR POOL
670,000
people employed
in skilled occupations

264,000
employed in manufacturing



Higher than
national average
unemployment rate

190,000
Population currently
unemployed but
want to work

Average earnings
2.6% lower than
national average



INDICATIVE CGI

OVERVIEW

BUILD TO SUIT INDUSTRIAL/WAREHOUSE
UNITS 107,210 TO 405,300 SQ FT

OUTLINE PLANNING PERMISSION GRANTED
FOR B1, B2 AND B8 USES

STRATEGIC LOCATION WITHIN 3 MILES
OF JAGUAR LANDROVER HALEWOOD
AND J1 OF THE M57

SPECIFICATION

The scheme is available on a build to suit basis providing the opportunity to tailor the specification and design to occupier's specific requirements. Stoford and Liberty will be targeting EPC ratings of 'B' and a BREEAM rating of 'Very Good'. The outline consent allows for;

- 12 and 15m eaves
- 50m service yards
- Dock level and level access loading doors
- Additional lorry parking provision
- Institutional car parking provision
- Bespoke tenant fit out available

Terms

Lease terms available upon request.



STRATEGICALLY PLACED

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 Landrover'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.

Liverpool2 Deepwater Port comprises a new £400 million deep-water container port on the River Mersey and is the UK's most central container port, and geographically the first port of call to Europe from the Americas. Liverpool2 is able to handle 95% of the world's container ships and links up with the Manchester Ship Canal and road and rail networks to cement the area as a major UK distribution and logistics hub.

Jaguar Landrover and Liverpool John Lennon Airport are both within 3 miles of the site and Liverpool City Centre lies approximately 9 miles to the North West.

3MG

Liberty Park is situated at the centre of the proposed 3MG rail freight distribution zone. 3MG is set to provide rail connected distribution centres and an on-site intermodal rail freight terminal. It is destined to be one of the UK's largest inter-modal logistics parks and offers unrivalled access to the UK's deep-sea ports.

The vision for 3MG is to create:

- Enhancement of road and rail infrastructure
- The release of additional land and property development opportunities
- Co-ordinated branding and promotion
- Co-ordinated management of infrastructure
- Collaboration of public and private sector interests and initiatives.

MASTERPLAN

ACCOMMODATION

All areas are gross internal

Unit 1	SQ FT
Warehouse	187,000
Offices	9,500
Total	196,500

- 15m eaves
- 18 dock loading doors
- 2 level access loading doors
- 57 HGV parking spaces
- 159 car parking spaces

Unit 2	SQ FT
Warehouse	165,650
Offices	8,600
Total	174,250

- 15m eaves
- 50m service yard
- 15 dock loading doors
- 2 level access loading doors
- 33 HGV parking spaces
- 151 car parking spaces

Unit 3	SQ FT
Warehouse	101,250
Offices	5,960
Total	107,210

- 12m eaves
- 50m service yard
- 8 dock loading doors
- 2 level access loading doors
- 5 HGV parking spaces
- 89 car parking spaces

For further scheme layouts visit
www.libertyparkwidnes.com



TRACK RECORD



www.libertyproperty.com

Liberty Property Trust (NYSE: LPT) is a \$9.5 billion real estate investment trust which owns 104 million sq ft of industrial and office space throughout the United States and the United Kingdom (as of September 30, 2016). Founded in 1972 and headquartered outside of Philadelphia, Liberty develops, acquires, leases and manages properties with the mission to enhance people's lives through extraordinary work environments.

Liberty's commitment to quality and our attention to detail in executing and delivering our carefully planned developments, creates value. We have a 44 year track record of real estate innovation and excellence developing over 70 million square feet across a range of property types including – warehouses, industrial facilities, bio-pharmaceutical laboratories, offices, hotels and live/work/play communities.

Liberty's portfolio mix (by sq ft) is currently 87.4% (90 million sq ft) industrial and 12.6% (13 million sq ft) office (as of 30/06/2016) with access to 9 of the top 10 industrial markets. To date in the UK we have four logistics properties totalling 1.4 million sq ft and a consented warehouse scheme in the West Midlands which can accommodate up to 440,000 sq ft.

Liberty has been developing in the UK for over 25 year, other projects include:



Kings Hill
www.kings-hill.com

A rapidly growing 800 acre, live, work, play community in Kent.



Liberty 45 & Liberty 162 - Worcester Six
www.worcestersix.co.uk

Two new speculative industrial/technology units of 45,000 sq ft and 162,000 sq ft.



www.stoford.com

Stoford was founded in 1996 to specialise in occupier led pre-let commercial property developments in the Midlands.

Since then, the company has grown significantly and has completed commercial developments totalling 10 million sq ft across a diverse range of sectors, throughout the UK, such as industrial, office, retail and hotels.

Our innovative approach to site and contract procurement has ensured that Stoford remains highly competitive and is able to deliver a quality product on time and within budget.

We are proud to have been trusted to develop for some of the UK's largest financial institutions and occupiers such as Standard Life, Axa, LaSalle, BlackRock, GE, Severn Trent Water, Npower, Admiral Insurance, Tesco and The Co-operative, together with Government Departments such as HMRC, DSA, DEFRA and The Home Office.

Stoford is a privately owned company with all the shareholders fully employed by the business. Our in depth understanding and experience of business processes, labour catchment, staff welfare, accessibility, prestige and profile have enabled us to remain highly competitive and successful.



Amazon
277,089 sq ft industrial unit, Airport City, Manchester.



Poundland
335,000 sq ft industrial unit, Wigan.

ALL ENQUIRIES



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