



THE PREMIER BUSINESS PARK IN LIVERPOOL CITY REGION

**Estuary Business Park, South Liverpool, L24 8AD**

STRATEGIC DESIGN & BUILD UNITS **50,000 – 275,000 SQ FT**  
**PHARMACEUTICAL, DISTRIBUTION • MANUFACTURING • AUTOMOTIVE**

# ESTUARY BUSINESS PARK



A561 Speke Boulevard

David Lloyd Leisure

New Mersey Retail Park

B&M

Crown Plaza Hotel

Prinovis

DHL

B&M

Powder Systems

Estuary Boulevard

ADM

Hurricane Court

Communis

Johnsons Controls

## LOCATION

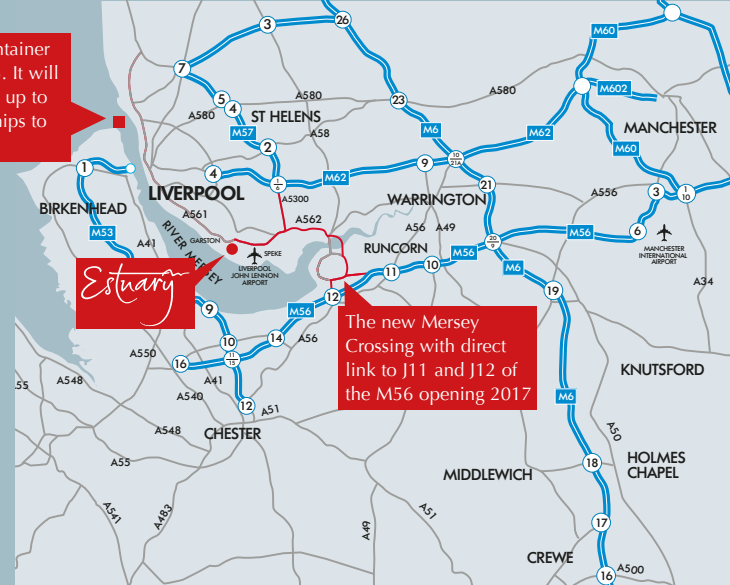
Estuary Business Park has established itself at the heart of South Liverpool's dramatic resurgence. It is now recognised, both in the North West and beyond as a premier location for a wide variety of business occupiers. The low density park incorporates striking water features and landscaping, superb infrastructure, and superior management standards. Located at the hub of a new integrated road/rail network, Estuary also lies next to a major UK airport.

South Liverpool itself offers a rich mix of commerce with over 2 million sq ft of automotive and bio-pharma space.

There is also the benefit of the Crown Plaza, Travelodge Hotels and the New Mersey Retail Park which is complimented by the David Lloyd Leisure Club. This is the largest single development site within Estuary Business Park having extensive frontage to Estuary Boulevard.

# SPEKE - A SEA OF ACTIVITY

The new Liverpool 2 Deepwater Container Terminal is due to open during 2015. It will enable post-Panamax vessels to land up to 13,500 TEUS, essentially allowing ships to come direct to Liverpool from Asia.



## TRANSPORT INFRASTRUCTURE

Direct dual carriageway access to M62 and M56 and onto the National Motorway Network.

Daily Return flights to over 40 European destinations from adjacent Liverpool John Lennon Airport.

Major road/rail interchange at Liverpool South Parkway.

Intercontinental service by sea from the Port of Liverpool.

Regular bus service to the City Centre and suburbs.

With National and International air links at Liverpool and Manchester Airports, a direct expressway linking to the UK Motorway Network, and all the facilities at the Port of Liverpool at your disposal, your business has instant access to all key National and International destinations.

As the flagship of South Liverpool's revitalisation, Estuary is the point of focus in the development of the City's transportation strategy. Already an area noted for its free flowing traffic, the New Mersey Crossing will further enhance access to the M56 Motorway, including communication links to both labour and markets.

MANCHESTER	35 MINUTES
LEEDS	60 MINUTES
BIRMINGHAM	80 MINUTES
CARDIFF	180 MINUTES
LONDON	220 MINUTES
GLASGOW	220 MINUTES

# DESIGNED FOR YOUR BUSINESS

Situated on the North West Premier Business Park, the site is a prime 25 acre development opportunity offering a fantastic opportunity for companies to have a purpose built facility constructed to their own specification. Estuary offers a superb environment with an emphasis on quality buildings offering a corporate identity which is unrivalled in the region.

Being able to draw upon quality workforce, superb road, rail and air communications and onsite retail leisure and hotel facilities, Estuary is certainly the place to do business.

# A NEW HOME TO A MULTITUDE OF MAJOR CORPORATES



## AMENITIES

Within the immediate catchment of Estuary, leisure, hotel and shopping facilities are all at hand. The total business package is completed with the offer of these services:

### Restaurants

- Toby Carvery
- Damon's
- Crown Plaza Hotel

### Shopping

- New Mersey Shopping Park – occupiers include Marks & Spencer, Boots etc

### Hotels

- Hampton by Hilton
- Crown Plaza Hotel
- Express by Holiday Inn
- Premier Inn

### Fitness & Leisure

- David Lloyd Leisure Facility

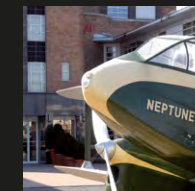


In the Liverpool City region, your lifestyle options are exceptional. A diverse choice in homes ranges from waterfront apartments and City Centre lofts, to Cheshire country cottages or seaside houses.

Merseyside schools include many of the UK's top 100, while Liverpool offers 3 universities.

From Premiership Football to outstanding leisure opportunities including golf at Royal Birkdale and Royal Liverpool, water sports and horseracing at Aintree, Haydock and Chester, the Lake District and Snowdonia within 2 hours drive, shopping at Liverpool, Chester and Manchester the offer is fantastic.

With the City Centre just 20 minutes away you can share the lifestyle of one of Europe's most vibrant cities. Already rich in tradition and with outstanding architecture, museums, music and theatre, Liverpool's recent regeneration has added a striving contemporary club and restaurant scene. It's recognition as European Capital of Culture in 2008 is a testament to its new image.



# CREATING THE PERFECT BUSINESS ENVIRONMENT

Johnsons Controls  
completed 2014

## THE DEVELOPER

Marshall CDP is one of the leading property development and building contractors in the North of England. They have undertaken numerous office and industrial developments in the North West and are able to react quickly to occupier's requirements.

**MARSHALL**

# THE FUTURE OF INDUSTRIAL

IN LIVERPOOL CITY REGION



PROPOSED MASTERPLANS



## INDUSTRIAL SOLUTIONS

Representing an excellent opportunity for automotive, pharmaceutical manufacturing and distribution companies to establish a major facility in this strategic site dedicated for this purpose it is zoned for employment use within Classes B1, B2 and B8.

Buildings will be available from 50,000 sq ft up to 275,000 sq ft, whilst specification will be to occupiers exact requirements, general specification will provide the following:-

- Steel portal frame construction
- Fully enclosed self-contained yards
- Extensive car parking
- Attractive elevations
- Extensive power
- Level access and dock loading where appropriate
- High quality fully fitted offices
- High level of landscaping

Facilities will be available either for sale or to let. A design team is in place to prepare scheme layout drawings within your brief. These buildings will be available either on a pre-let or pre-sale basis to the end user.





GALLERY



# Estuary

Estuary Business Park, South Liverpool, L24 8AD

[www.estuarybusinesspark.co.uk](http://www.estuarybusinesspark.co.uk)

For further information  
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A development by

**MARSHALL**

**B8**

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[www.b8re.com](http://www.b8re.com)

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