

# Liverpool 57 @ Stonebridge Cross

Immediately deliverable design & build solutions  
FROM **86,000 SQ FT** TO **1,100,000 SQ FT**



Joint Developer



Joint Developer



Land Owner

In a mayoral development zone

## LOCATION

- LOCATED ON ONE OF THE MAIN ARTERIAL ROUTES INTO LIVERPOOL
- APPROXIMATELY 0.25 MILES FROM JUNCTIONS 4 AND 5 OF THE M57, WHICH PROVIDES EASY ACCESS TO THE M58 TO THE NORTH VIA SWITCH ISLAND, AND JUNCTION 6 OF THE M62 TO THE SOUTH
- PUBLIC TRANSPORT LINKS TO THE SITE ARE EXCELLENT
- FAZAKERLEY TRAIN STATION IS WITHIN EASY REACH OF THE SITE
- THE SITE HAS NUMEROUS RESIDENTIAL SUBURBS WITHIN ITS LOCALITY WHICH PROVIDE AN EXCELLENT SOURCE AND AVAILABILITY OF LABOUR OF VARYING SKILLS AND PAY GRADES

## LOCAL OCCUPIERS

PROMINENT OCCUPIERS IN THE LOCATION INCLUDE:



## DELIVERED...



# 01

BRISTOL

435,000 SQ FT

The **co-operative**



# 02

LEAMINGTON SPA

1,000,000 SQ FT

**WOLSELEY**  
UK



# 03

REDDITCH

235,000 SQ FT

**John Lewis**

Stoford is a privately owned company established in 1996 to specialise in occupier-led property solutions for business. The company is involved in a diverse range of developments and their innovative approach to procurement ensures that they are highly competitive delivering a quality product on time and on budget.

Gallan Group is a privately owned company established in 1995. Gallan Group initiates and delivers projects across all sectors.

04

DROITWICH

230,000 SQ FT



06

WIGAN

335,000 SQ FT



05

WOLVERHAMPTON

250,000 SQ FT

MOOG

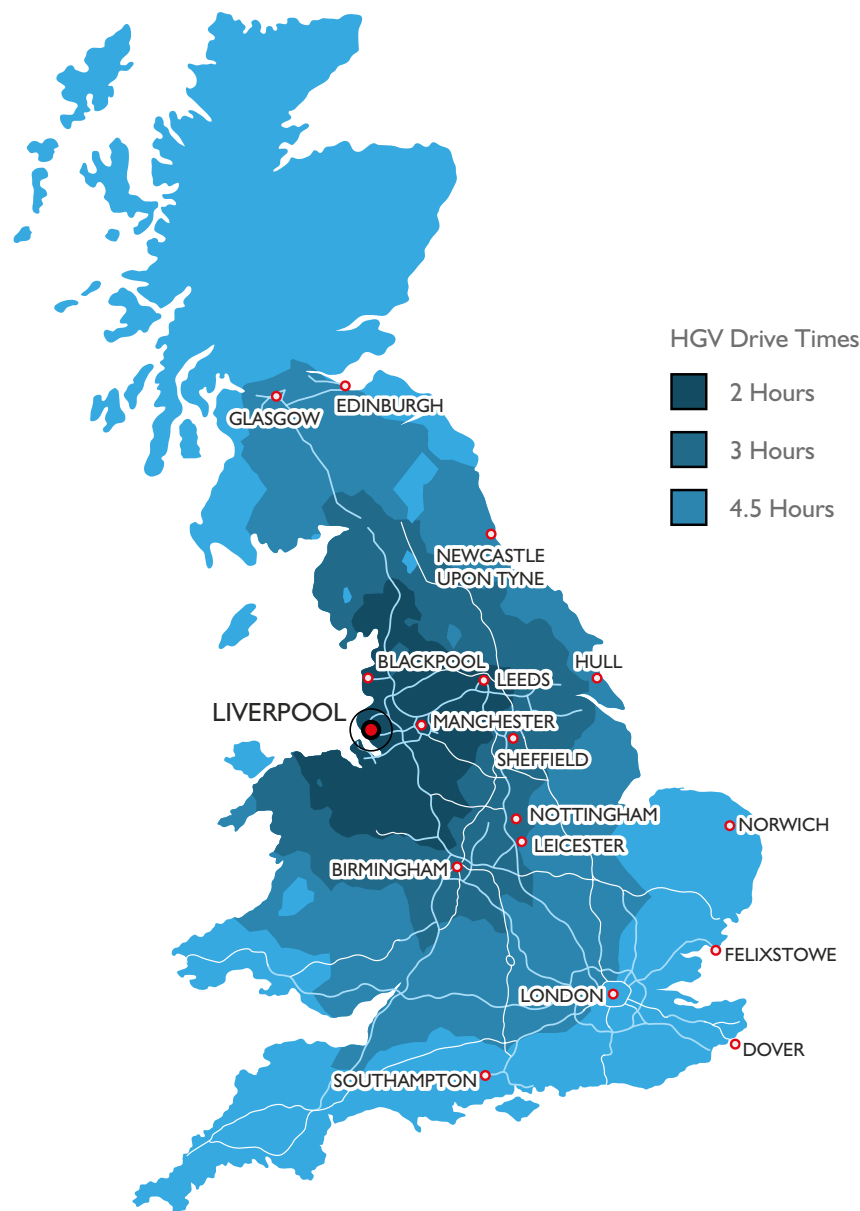


... SUCCESSFUL EXECUTION IS OUR BUSINESS

## COMMUNICATIONS

Key locations		
Liverpool	6.1 miles	23 mins
JLR	13.4 miles	26 mins
Manchester	34.7 miles	1 hr 8 mins
Leeds	72.4 miles	2 hrs 9 mins
Birmingham	98.2 miles	2 hrs 52 mins
Airports		
Liverpool John Lennon	15.6 miles	32 mins
Manchester	35.9 miles	1 hr 2 mins
Blackpool	51.6 miles	1 hr 29 mins
Birmingham	108 miles	2 hrs 58 mins
Ports		
Liverpool SuperPort	6.4 miles	26 mins
Ellesmere	30 miles	59 mins
Hull	128.6 miles	3 hrs 45 mins

Source: UK Haulier



## MAYORAL DEVELOPMENT ZONES

The Mayoral Development Zones (MDZs) were identified to strategically focus development activity across the city as part of the Mayoral constitution. There are 5 MDZs across the city, including the Stonebridge Cross Mayoral Development Zone, which was identified on the basis that it had the largest development site in city council ownership within the City boundary and included an existing business park with land available for expansion and adjacent to the strategic road network.

In terms of benefits, the zones demonstrate the city's long term strategic, political and financial commitment to investment in Liverpool. This in turn provides confidence to both the market and the public sector and the zones have been recognised as such by both central government and investors which has given them increased credibility.

There have been some significant achievements since the zone was established, including the delivery of the Marston's 'Vikings Landing' pub and restaurant, the re-alignment of the River Alt, construction of the DPD/Geopost distribution facility to name a few, along with the creation of 230 new jobs and £28.4m investment in the area. These figures are set to increase as the remaining developments are brought forward.

In terms of benefits to the area, businesses and communities, the developments in the Stonebridge MDZ have created new jobs, new parkland, new facilities and have brought previously unused brownfield land back into use.

## LOCATION AND LABOUR MARKET STATISTICS

Property and labour market costs are very competitive compared to the national averages. Liverpool has an immediate supply of skilled and semi-skilled labour with a strong young male workforce profile.

Working age population in Journey to Work Area - 390,790. Population age 20-39 as % of working population - 42.1%. Total unemployment (claimant count) 16,369 (6.9%).

## LIVERPOOL 2

The Port of Liverpool is within easy reach of the subject site. The construction of Liverpool 2 into a deep water container port is due for phased completion during 2016. The new facility will add a further half a million containers (TEU's) annually to the Port of Liverpool, taking its capacity toward two million TEU's in total.

Liverpool 2 will offer shipping lines an opportunity to accept Post Panamax containers, making it the only port in the North of England offering this capability.



## TERMS

Units are available on a Design and Build basis on freehold or leasehold terms.

## PLANNING

Detailed planning consent granted for circa 1.25 million sq ft of B8 accommodation.

## FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis through the sole agents.


  
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### THE DEVELOPER

Our professionalism, customer focus and drive to deliver first-class facilities are the elements that make Stoford stand out.

Our multi-million pound industrial projects include warehousing sites, production plants and distribution centres.

Our innovative approach to site and contract procurement ensures that we are highly competitive and able to deliver a quality project on time and to budget.

Over the past few years we have seen some significant success and won the Estates Gazette Midlands 'Property Developer of the Year' award for three consecutive years and the Insider Property Awards 'Property Developer of the Year 2011'. In the 2015 RICS Awards Stoford won the Commercial Categories for both the Wales and South West regions for two separate schemes, and Overall Project of the Year for our Admiral Insurance Group development in Wales.



### SPECIFICATION (TO SUIT)

- Dock level and level access loading
- +/- 15 m to eaves
- Cross Dock or single sided loading
- 50m yard depth
- 50KN/m2 floor loading
- High specification offices



Indicative layouts only

### PROPOSED SCHEME 1

#### UNIT 1

	SQ FT	SQ M
Warehouse	77,400	7,190
2 Storey Office	8,600	799
<b>Total</b>	<b>86,000</b>	<b>7,989</b>

Dock Doors	10
Level Doors	2
Car Parking	c.92

<b>Site Area</b>	c.5.4acres	2.18ha
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#### UNIT 2

	SQ FT	SQ M
Warehouse	114,000	10,590
2 Storey Office	6,000	557
<b>Total</b>	<b>120,000</b>	<b>11,148</b>

Dock Doors	12
Level Doors	2
Car Parking	c.150

<b>Site Area</b>	c.7acres	2.83ha
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#### UNIT 3

	SQ FT	SQ M
Warehouse	323,000	30,007
2 Storey Office	17,000	1,579
<b>Total</b>	<b>340,000</b>	<b>31,586</b>

Dock Doors	32
Level Doors	2
Car Parking	c.450

<b>Site Area</b>	c.16.6acres	6.71ha
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#### UNIT 4

	SQ FT	SQ M
Warehouse	275,500	25,594
2 Storey Office	14,500	1,347
<b>Total</b>	<b>290,000</b>	<b>26,941</b>

Dock Doors	26
Level Doors	2
Car Parking	c.370

<b>Site Area</b>	c.14acres	5.66ha
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### PROPOSED SCHEME 2

#### UNIT 1

	SQ FT	SQ M
Warehouse	77,400	7,190
2 Storey Office	8,600	799
<b>Total</b>	<b>86,000</b>	<b>7,989</b>

Dock Doors	10
Level Doors	2
Car Parking	c.92

<b>Site Area</b>	c.5.4acres	2.18ha
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<b>Total</b>	<b>120,000</b>	<b>11,148</b>

Dock Doors	12
Level Doors	2
Car Parking	c.150

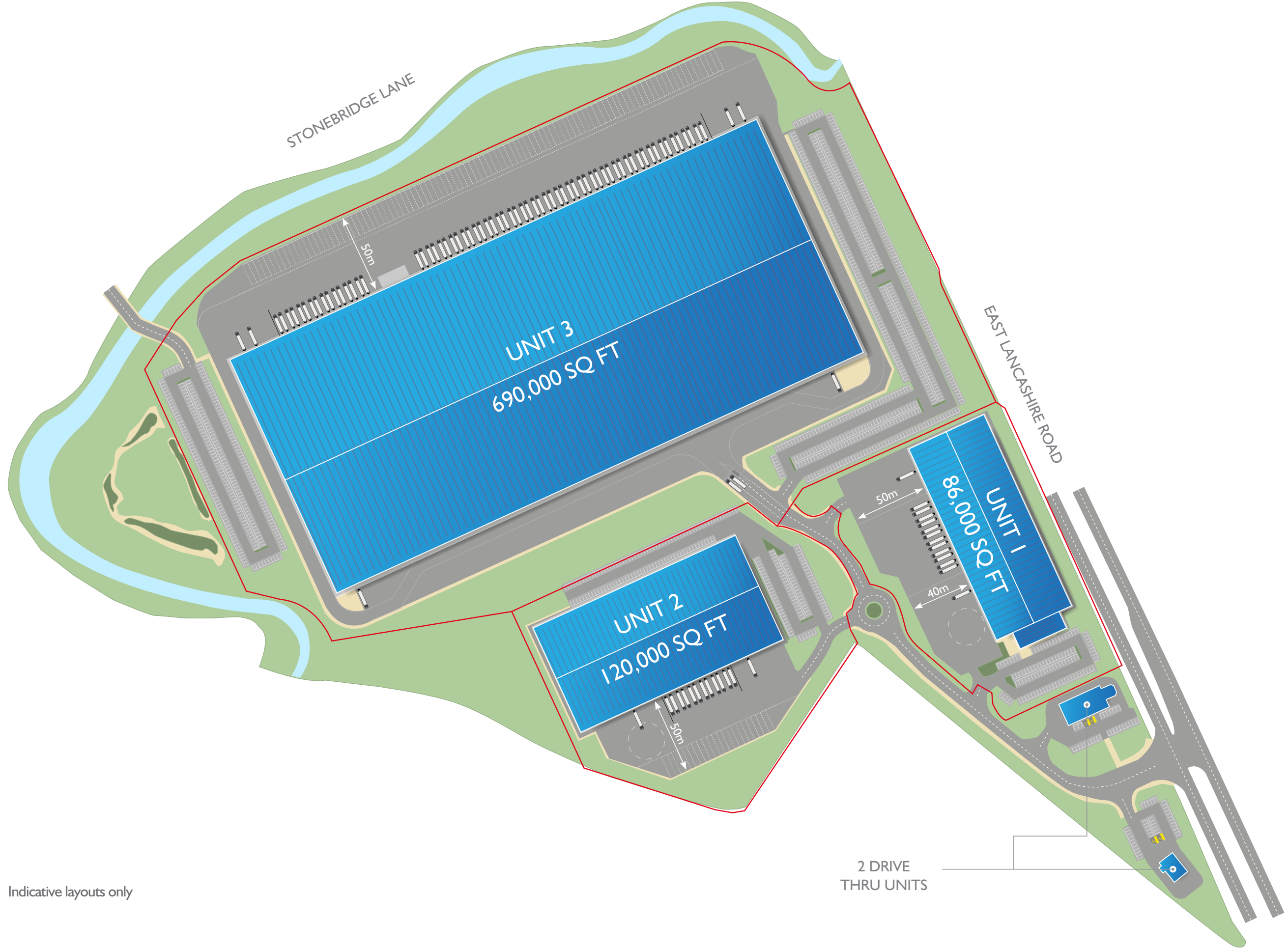
<b>Site Area</b>	c.7acres	2.83ha
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#### UNIT 3

	SQ FT	SQ M
Warehouse	655,500	60,897
2 Storey Office	34,500	3,205
<b>Total</b>	<b>690,000</b>	<b>64,102</b>

Dock Doors	66
Level Doors	4
Car Parking	c.650

<b>Site Area</b>	c.32acres	12.9ha
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Indicative layouts only