



PEEL WIRRAL COMMERCIAL PORTFOLIO

Over 300,000 sq ft of industrial
& office space



Wirral Waters

WIRRAL COMMERCIAL PORTFOLIO



Click on the images to
take you to the relevant
developments page.



Birkenhead Land and Yards

Britannia House

Tower Quays

Uveco Business Centre

West Float Industrial Estate

Woodside Business Park

WOODSIDE BUSINESS PARK



Office and Industrial Space Available

Click on the boxes below to view the relevant item.



Woodside Business Park is located in a popular, well established mixed-use business location in Birkenhead. Fronting on to the River Mersey, the property offers occupiers superb views across the river.

The development has excellent transport links and is within 300 metres of Hamilton Square train station and just 100 metres of Woodside Ferry Terminal. Woodside Business Park also benefits from easy access to the M53 motorway and A41.

Woodside Business Park benefits from:

- Good quality accommodation
- Competitive rentals
- Plentiful on-site car parking
- On-site café

Warehouse

Roller shutter and personnel access/ integral offices/gas, electricity, water connection/WC facilities/ on-site parking.

Offices

Wide range of offices/open plan and/or private offices/carpeted/central heating/WC facilities/kitchen area/ on-site parking/competitive rentals.

Accommodation

Workshop/labs/offices/storage accommodation. Workspaces available from 250 sq ft – 6,000 sq ft (23.2 sq m – 557.4 sq m).

Terms

Flexible terms available.

Availability

Details available upon request.

Address

Woodside Business Park, Shore Road, Birkenhead CH41 1EL



WEST FLOAT INDUSTRIAL ESTATE

Industrial Space Available

Click on the boxes below to view the relevant item.

West Float Industrial Estate is located in a popular, well established commercial location on the Dock Road in Wallasey and is an excellent base for trade counter/workshop/warehouse businesses.

The site benefits from excellent public transport links, being within 1 mile of the M53 motorway and ½ mile of the Queensway Tunnel providing access to Liverpool and beyond. Twelve Quays Ferry Terminal is just 1.4 miles away.

West Float Industrial Estate Units benefit from:

- Good height space – approx 6.5 m
- Ground level roller shutter access
- Integral offices
- W/C facilities
- External yard area

Accommodation

There is a range of units available at West Float Industrial Estate from 2,000 sq ft – 12,000 sq ft (186 sq m - 1,115 sq m).

Terms

Flexible terms available.



Availability

Details available upon request.

Enterprise Zone

West Float Industrial Estate falls within the Mersey Waters Enterprise Zone which provides a number of benefits to businesses who choose to have a base here.

Address

West Float Industrial Estate,
Dock Road, Wallasey CH41 1AE



UVECO BUSINESS CENTRE

Industrial Space Available

Click on the boxes below to view the relevant item.

Uveco Business Centre is a popular, well established commercial location in Wallasey and is ideal for workshop/warehouse/secure storage uses.

Located in a highly prominent position, the site has excellent transport links, being within 1 mile of Junction 1 of the M53 motorway and within ½ mile of the Queensway Tunnel, allowing access to Liverpool and beyond.

Uveco Business Centre benefits from:

- Part covered loading
- Ground level roller shutter access
- Integral offices (subject to availability)
- W/C facilities
- Communal parking area
- On-site car parking
- Eaves height of 6.5m

Accommodation

Potential to provide 675 sq ft – 2,100 sq ft (62.7 sq m – 195.1 sq m) subject to availability.

Terms

Flexible terms available.

Availability

Details available upon request.

Enterprise Zone

Uveco Business Centre falls within the Mersey Waters Enterprise Zone which provides a number of benefits to businesses who choose to have a base here.

Address

Uveco Business Centre, Dock Road, Wallasey CH41 1FD



TOWER QUAYS

Office Space Available

Click on the boxes below to view the relevant item.

Tower Quays is a popular, well established office location in Birkenhead. The building is in a highly prominent position located opposite the Twelve Quays Ferry Terminal.

Tower Quays has excellent transport links and is within easy access of the M53 motorway and A41. It is also close to the Woodside Ferry Terminal and within easy reach of Hamilton Square train station.

The property benefits from:

- Good quality offices
- Competitive rentals
- W/C facilities
- Kitchen
- Range of open plan and private accommodation
- Communal parking area on-site

Accommodation

Workspace available from 690 sq ft – 2,500 sq ft (64.1 sq m – 232.3 sq m).

Terms

Flexible terms available.

Availability

Details available upon request.

Enterprise Zone

Tower Quays falls within the Mersey Waters Enterprise Zone which provides a number of benefits to businesses who choose to have a base here.

Address

Tower Quays, Tower Road,
Birkenhead CH41 1BP



BRITANNIA HOUSE

Industrial Space Available

Click on the boxes below to view the relevant item.

Britannia House is located in a popular, established commercial location on the Dock Road in Wallasey and benefits from a prominent roadside position.

The building has excellent transport links being within ½ mile of Junction 1 of the M53 and within close proximity of Twelve Quays Ferry Terminal.

Britannia House benefits from:

- Competitive rates
- Clear warehouse space
- Personal and roller shutter access
- Extensive external yard area

Accommodation

Flexible warehouse and workshop space available. Units ranging from 1,661 sq ft – 15,584 sq ft (154.3 sq m – 1394 sq m) subject to availability.

Terms

Flexible terms available – short term or longer term depending on your requirements.

Availability

Details available upon request.

Enterprise Zone

Britannia House falls within the Mersey Waters Enterprise Zone which provides a number of benefits to businesses who choose to have a base here.

Address

Britannia House, Dock Road, Wallasey, Wirral CH41 1DF



BIRKENHEAD LAND AND YARDS

Land Available

Click on the boxes below to view the relevant item.

Peel owns a range of serviced and un-serviced plots, a number of which are surfaced and secure, across Birkenhead and Wallasey which are available to let.

All sites benefit from excellent transport links located close to Junction 1 of the M53, Mersey Tunnels and Twelve Quays Ferry Terminal.

Accommodation

From 0.25 acres – 32 acres

- Birkenhead & Wallasey industrial sites
- Various plots available to let
- Range of serviced and un-serviced plots a number which are surfaced and secure
- Space from 0.25 acres – 32 acres
- Benefiting from excellent transport links located close to Junction 1 M53, Mersey Tunnels and Twelve Quays Ferry Terminal

Terms

Flexible terms available.

Availability

Details available upon request.



AERIAL

Birkenhead Park



Uveco Business Park

Britannia House

West Float

Tower Quays

Hamilton Square



Twelve Quays Ferry Terminal

Woodside Business Park

Land Adjacent to Cammell Laird

Routes to Belfast & Dublin



LOCATION

Wirral's location in the Northwest of England provides a gateway to the UK, Europe and beyond.

Air

Manchester and Liverpool Airports are both within an hour's drive of Wirral with international flights to over 300 destinations.

Rail

47 daily train services connect the area to London with a journey time of just over 2 hours.

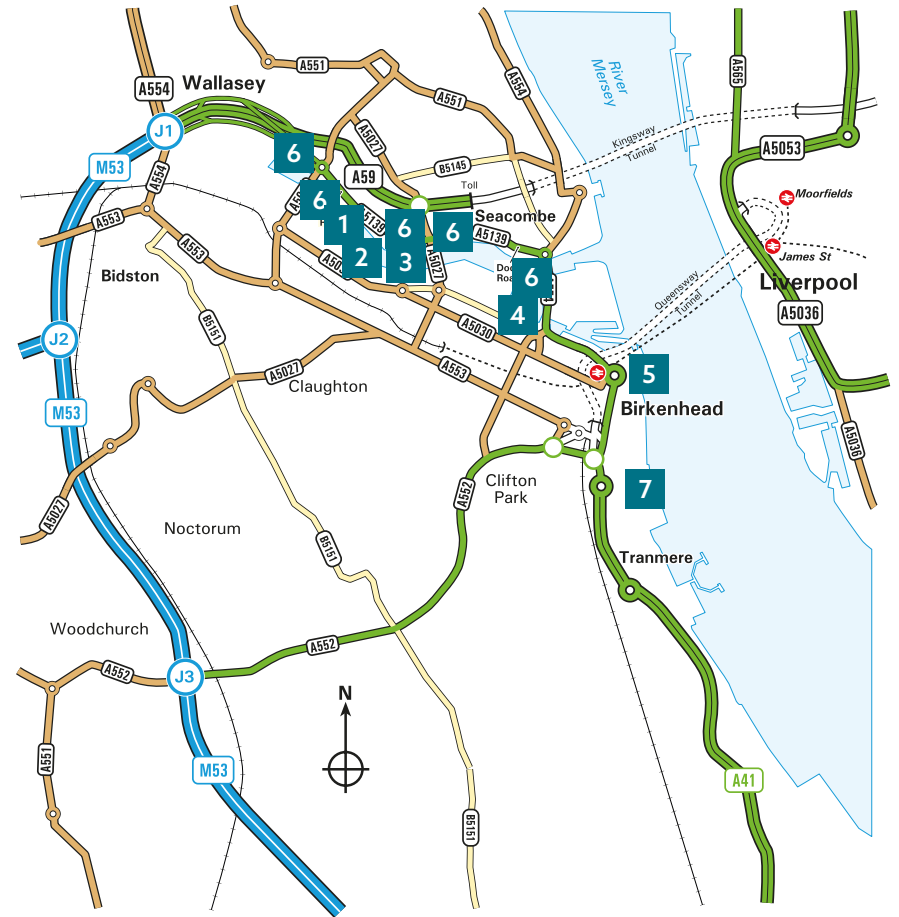
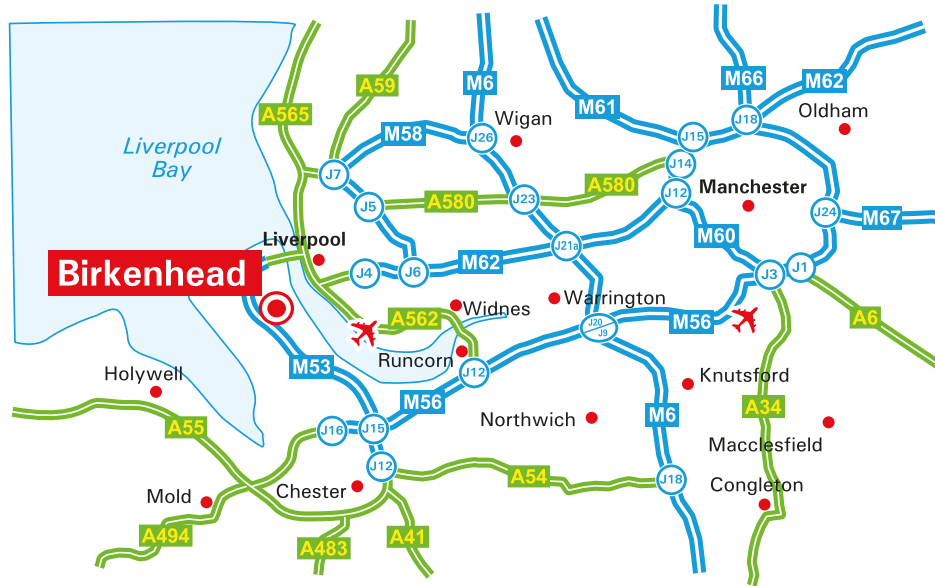
Road

Wirral is well-served by motorway routes, linking directly onto the M53 and the M56 and M6, putting Liverpool only 10 minutes away and a mere 40 minutes drive to Manchester.

Sea

The Port at Wirral, and the rapidly expanding docks at Liverpool and Manchester handle containers of up to 40,000 tonnes of cargo going all over the world. It is the UK's major maritime gateway to Ireland and Liverpool Freeport is the largest Free Zone in the UK with over 2 million sq m of logistics and warehousing. The area is linked to the Port of Manchester via the Manchester Ship Canal with 15,000 combined ship movements per year.

MAPS



- 1 Britannia House
- 2 Uveco Business Centre
- 3 Tower Quays
- 4 West Float Industrial Estate
- 5 Woodside Business Park
- 6 Birkenhead Yards
- 7 Cammell Laird

WHY WIRRAL?

Second only to Aberdeen, Birkenhead was found to have a higher concentration of fast growing companies than large cities including London, Cardiff and Edinburgh.

Excellent road, rail, sea and air links offer advantages to all forms of national and international commerce and trade. Shipping, freight forwarding, manufacturing, processing, retailing and distribution all enjoy the benefits of an ideal business location.

The area sits at the centre of a unique SuperPort region, created by a combination of the Port of Liverpool, Liverpool John Lennon and Manchester Airports and the Manchester Ship Canal which together, create synergies to benefit all sectors of industry and commerce.

With new business space available in Wirral, and the UK's biggest regeneration project set to create one of the most important business and trans-shipment locations in the country, business opportunities are enormous.

WIRRAL FACTS

Birkenhead has the highest concentration of fast growing companies in the country (Nesta 2011).

More than a third of Wirral's workforce is aged between 20 and 34.

Wirral has increased its enterprise base by 36% since 2006, this is faster than local, regional and national averages.

ENTERPRISE ZONE

In March 2011, the UK Government established 4 'vanguard' areas within the United Kingdom to give special support. These were the first of the new "Enterprise Zones" designated by the Coalition.

One of these Enterprise Zones was given the name "Mersey Waters Enterprise Zone". This EZ is focused on Peel's flagship projects Wirral Waters, including the Peel International Trade Centre, and Liverpool Waters.

There are many specific and exclusive benefits deriving from this designation including:

- Potentially 100% business rates discount for five years. This means that each business that qualifies will receive discounts for five years from the start of its occupancy in the Zone, providing it enters the Zone by April 2015 and subject to a maximum cap of £275,000

- A simplified and improved planning regime replaces the old legislation which means more flexibility in terms of changes of use of floor space
- The Government will support the provision of superfast broadband in these Zones which is in addition to the £13 million investment by Wirral Government to improve existing broadband facilities
- Enhanced Capital Allowances in specific areas

Mersey Waters 
Enterprise Zone

WIRRAL WATERS



Wirral Waters is the largest and most visionary regeneration project in the UK, and most importantly, it is an opportunity for Wirral to enter a new stage in its evolution.

The scheme is 'jobs' driven. Wirral Waters seeks to create well over 20,000 permanent new jobs in Wirral. The scheme will also help create skills and apprenticeships for young people, giving them a future on their doorstep.

Wirral Waters will transform the derelict docks in Birkenhead into a world class waterfront that is alive with activity, animating the water with both leisure and industrial craft.

The project is privately funded and led by a developer with a proven track record of delivery. Peel are seeking to bring investment to the heart of the City Region over the next 3 decades - with public and private sectors working together, we will beat the recession.



Wirral Waters



WHY PEEL?

The Peel Property Portfolio offers the market first class business space in key locations throughout the North West.

Unlike many of our competitors we own and manage all of our properties and have an in-house property manager who will work closely with you to ensure you get the best service possible.

We believe that this 'one-stop-shop' approach allows us to provide a first class service to all of our occupiers and is the key to a successful working relationship between Peel and our tenants.

Expertise Counts

Peel Land & Property's extensive real estate assets consist of 9 million sq ft (836,000 sq m) of investment property and over 33,000 acres (13,000 hectares) of land throughout the UK. Peel also has overseas investments in Bermuda, The Bahamas and Spain.

The breadth of our assets covers industrial premises, offices, 10 retail parks, business parks, leisure venues, residential development and agricultural land. Plans for the next 20 years will deliver an additional 50 million sq ft of commercial space.

Peel Land & Property is a division of The Peel Group, one of the leading infrastructure, real estate and investment enterprises in the UK. Our diverse network of businesses ranges from ports to airports; land to leisure; media to hotels; wind farms to shopping centres, and a portfolio of investments in major public companies.



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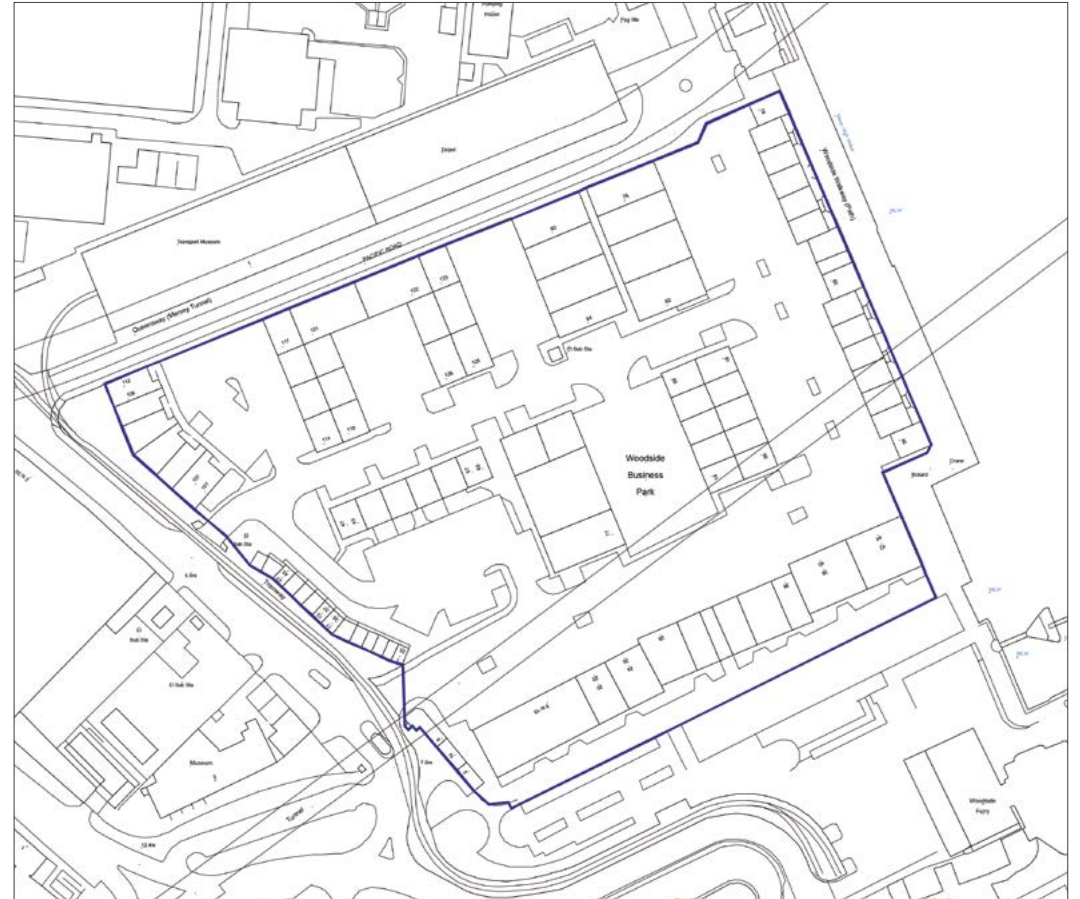
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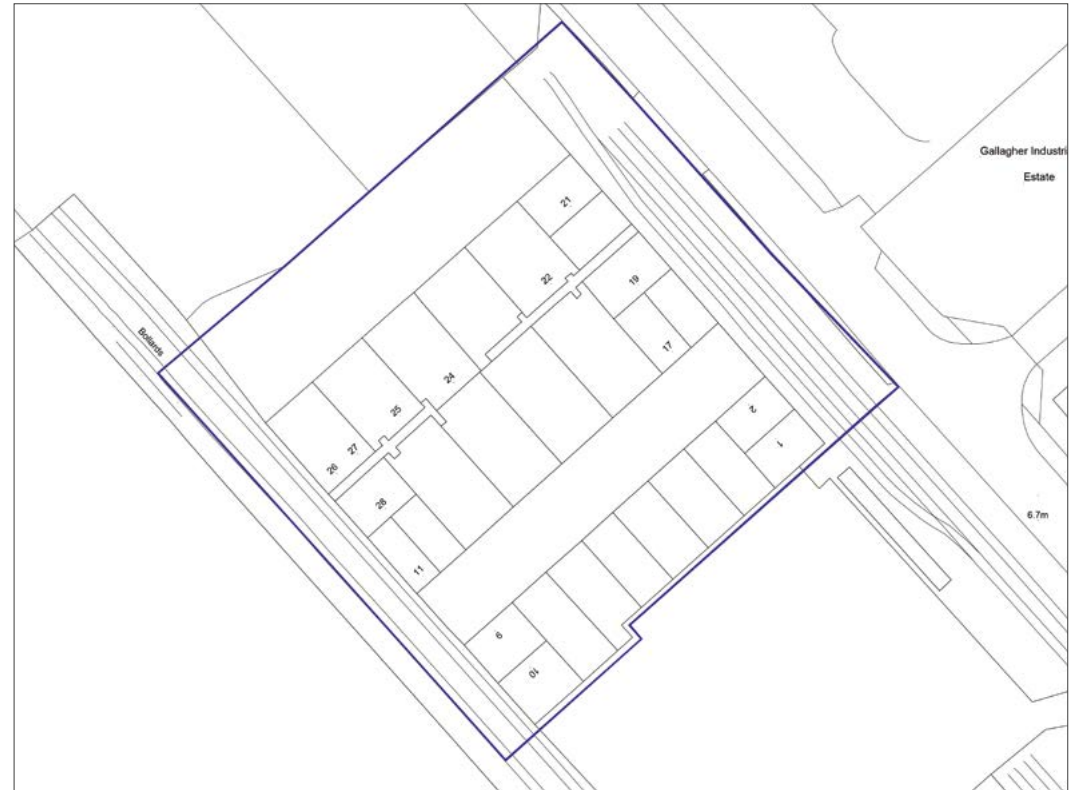
WOODSIDE BUSINESS PARK



TOWER QUAYS PLAN



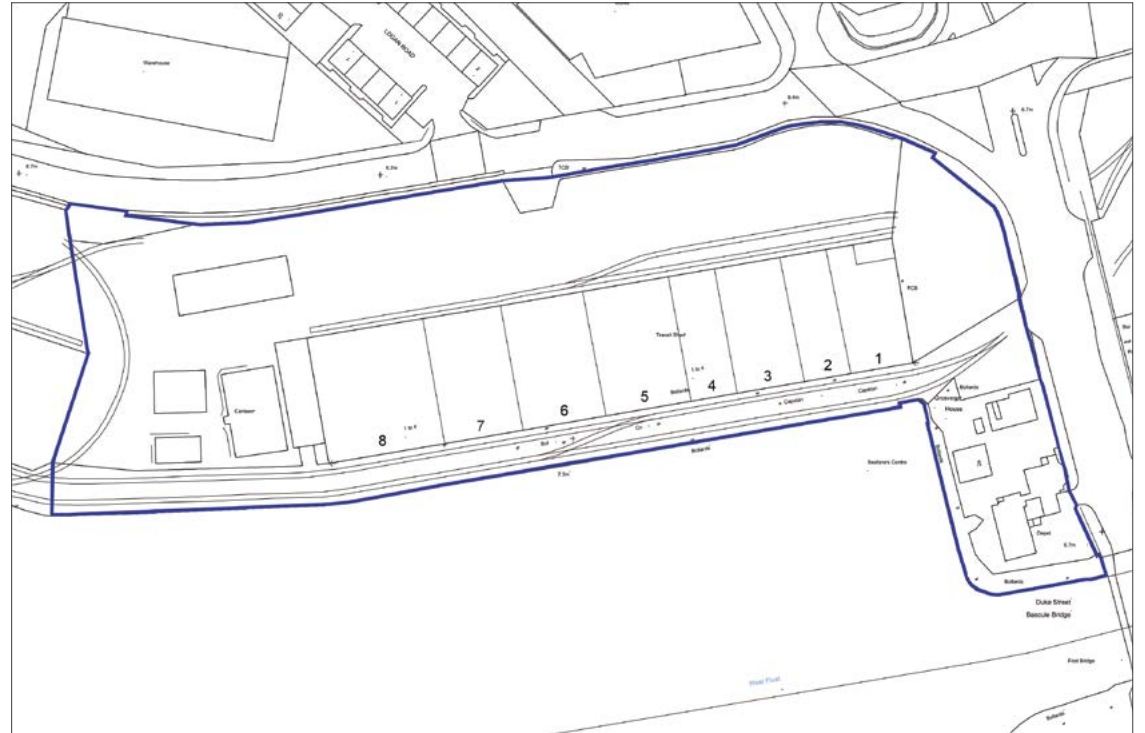
UVECO BUSINESS CENTRE PLAN



BRITANNIA HOUSE PLAN



WEST FLOAT INDUSTRIAL ESTATE PLAN



BIRKENHEAD LAND AND YARDS



