

L175

LIVERPOOL INTERNATIONAL BUSINESS PARK 176,000 SQ FT INDUSTRIAL/LOGISTICS UNIT

J6/M62 | L24 8RL



Close to the Port of
Liverpool, adjacent to
John Lennon Airport

Jaguar Land
Rover Halewood
5 minutes drive

Available now

PERFECTLY PLACED TO SERVE MERSEYSIDE AND THE NORTH WEST

PROVEN STRATEGIC LOCATION

Easy dual carriageway access to Junction 6, M62

HOME TO LEADING OCCUPIERS

Including B&M Retail, Prinovis, DHL and Johnson Controls

LABOUR POOL

Highly skilled, readily available workforce of more than 666,000 people within a 30 minute drive time

EXPANSION OPPORTUNITIES

Adjacent 5 acre plot which can accommodate an additional 80,000 sq ft

JUST IN TIME DELIVERY

5 minutes drive from Jaguar Land Rover's Halewood plant

LIVERPOOL2

Only 12 miles away, the new £400m deep water container port will accept 95% of the world's shipping fleet

SCHEDULE OF ACCOMMODATION	SQ FT	SQ M
Warehouse	166,638	15,481.17
Ground floor reception	1,188	110.36
First floor offices	8,258	767.20
Total	176,084	16,358.73

SPECIFICATION

Dock level loading doors	18
Level access doors	2
Trailer spaces	50
Car parking spaces	188
Underside of haunch	12.5m



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176,000 SQ FT INDUSTRIAL/LOGISTICS UNIT



LIVERPOOL INTERNATIONAL BUSINESS PARK

Liverpool International Business Park is already home to [B&M Retail](#), [Prinovis](#), [DHL](#) and [Johnson Controls](#).

The Park is immediately adjacent to Liverpool John Lennon Airport and only 12 miles from Liverpool2.



LIVERPOOL2



LIVERPOOL JOHN LENNON AIRPORT



JAGUAR LAND ROVER, HALEWOOD

LIVERPOOL2

Peel Ports' £400 million investment in Liverpool2 will create a new deep-water container port on the River Mersey. As the country's most central container port and geographically the first port of call to Europe from the Americas, Liverpool2 will be able to handle 95% of the world's container ships

Liverpool2 is part of Superport. Key benefits include the largest concentration of distribution warehousing in the UK, the Manchester Ship Canal, intermodal logistics facilities at 3MG in Widnes and the northern rail and road networks.



J6/M62

DHL

IAC

Novartis

AstraZeneca

Liverpool John Lennon Airport

A561

Johnson Controls

Route to/from Jaguar Land Rover

FURTHER DESIGN & BUILD OPPORTUNITY

A561

B&M Retail

B&M Retail

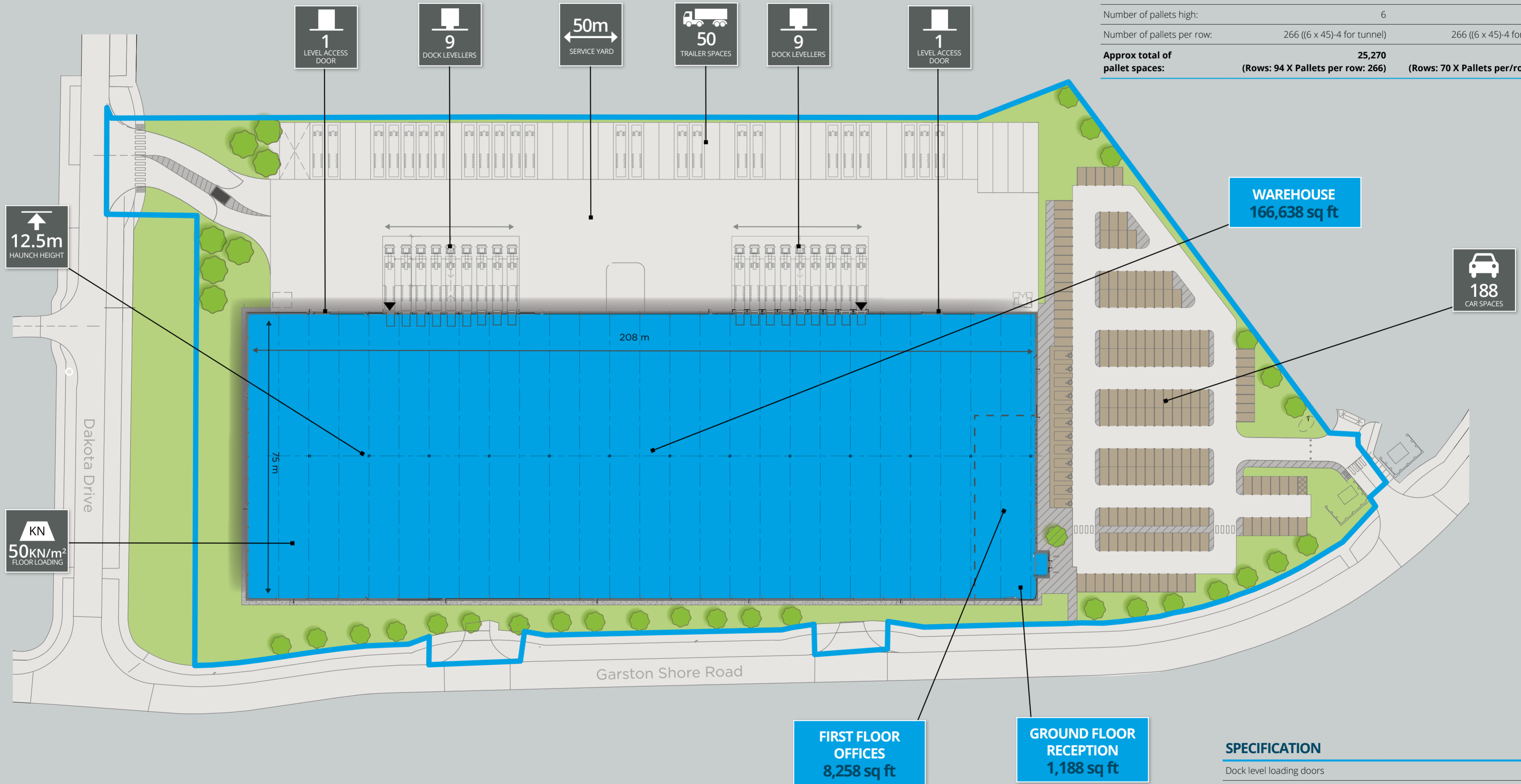
L175 INDUSTRIAL/ LOGISTICS UNIT

Prinovis

176,000 SQ FT INDUSTRIAL/LOGISTICS UNIT

INDICATIVE RACKING OPTIONS

	25,270	18,620
	Narrow 2m aisles	Wide 3.3m aisles
Racking width:	900	900
Space between racks:	200	200
Minimum aisle width:	2,000mm	2,000mm
Tunnel through all aisles:	2 spaces high (4 pallet spaces)	2 spaces high (4 pallet spaces)
Number of rows:	94	70
Number of pallets high:	6	6
Number of pallets per row:	266 ((6 x 45)-4 for tunnel)	266 ((6 x 45)-4 for tunnel)
Approx total of pallet spaces:	25,270 (Rows: 94 X Pallets per row: 266)	18,620 (Rows: 70 X Pallets per row: 266)



SCHEDULE OF ACCOMMODATION

Warehouse	166,638 sq ft	15,481.17 sq m
Ground floor reception	1,188 sq ft	110.36 sq m
First floor offices	8,258 sq ft	767.20 sq m
Total	176,084 sq ft	16,358.73 sq m

EPC rating of 'A'
BREEAM rating of 'Very Good'

SPECIFICATION

Dock level loading doors	18
Level access doors	2
Trailer spaces	50
Car parking spaces	188
Underside of haunch	12.5 metres
Floor loading	50kN/m ²
Service yard	50 metres

OCCUPYING A PRIME POSITION IN A SOUGHT AFTER MULTI-MODAL LOGISTICS LOCATION

ROAD

- Easy access to the National Motorway Network via junction 6 of the M62.
- The Mersey Gateway Project is under construction to build a new six lane toll bridge over the Mersey to improve traffic flow.

RAIL

- Rail freight terminal at Mersey Multimodal Gateway in Widnes (approximately 6 miles away) with direct access to main West Coast Line.

PORT

- The Port of Liverpool is only 12 miles north.
- The port handles approximately 700,000 TEUs a year and dominates Britain's container trade with North America.
- Liverpool2 will enable the Port of Liverpool to house two 13,500 TEU post-Panamax vessels simultaneously.
- Garston Docks in South Liverpool is a short sea port utilised for the import and export of bulk, steel and aggregate (1.6 miles away).

AIR

- Liverpool John Lennon Airport is the UK's 10th largest airport and handles over 5 million passengers each year.
- Over 70 direct destinations are on offer from Liverpool and there is a service to Schiphol Airport, Amsterdam, offering global links to over 650 worldwide destinations.
- Liverpool John Lennon Airport also accommodates freight operations and is capable of handling all sizes of aircraft.



Source: www.drivetimemaps.co.uk



HGV DISTANCES FROM L175

	miles	hrs/mins
Warrington M62/J10 M6/J21a	18	36
Manchester M62/J12	27	53
Leeds M62/J27	65	2hrs
Birmingham M6/J6	91	2hrs 46
Nottingham A50/M1/J24	92	2hrs 45
London M1/J1	194	5 hrs 38

source: ukhaulier.co.uk

WORKFORCE DEMOGRAPHICS

DRIVE TO WORK TIMES FOR WORKING AGE POPULATION



- 0-15 minutes
106,955 people
- 15-30 minutes
666,803 people
- 30-45 minutes
773,758 people

Source: www.drivetimemaps.co.uk and www.experian.co.uk

WORKING AGE POPULATION (16-64)



GROSS WEEKLY PAY



Source: www.nomisweb.co.uk



ABOUT PLP

PLP is a specialist UK logistics and industrial property business who develops, manages and owns prime-grade UK logistics and industrial properties across the UK.

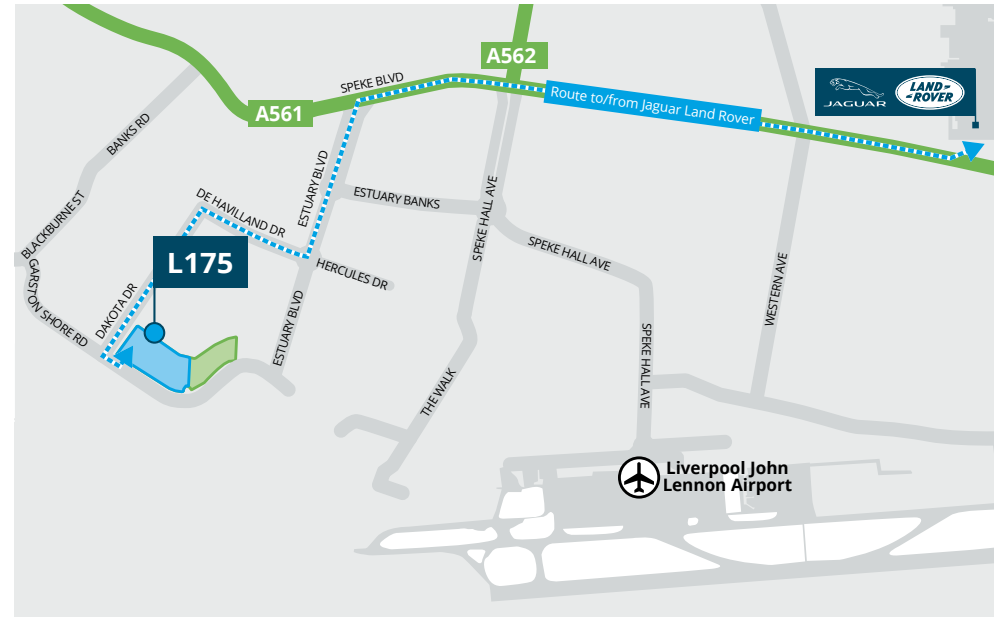
The business has expertise across all key capabilities including acquisitions and sourcing, development, leasing and asset management.

For this particular project there is a full design team in place which ensures that PLP are well positioned to quickly respond to requirements and provide occupiers with leasehold proposals within short time frames.

To find out more about PLP, visit the website, www.plproperty.com



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