

ESTUARY COMMERCE PARK

LEEWARD DRIVE, LIVERPOOL L24 8QR

FOR SALE

PRIME **6.7 ACRE** DEVELOPMENT/STORAGE SITE
WITH DETAILED PLANNING CONSENT.



Liverpool's
Premier
Business Park
Location



High visibility
position



Close to Liverpool
John Lennon Airport
& JLR Factory



Direct dual
carriageway
access to
M62 & M56



Within the
Liverpool City
Region
Freeport zone



Mersey Gateway Bridge
7 miles - connecting to
Cheshire & The North


West Coast Mainline
Station 8 mins

Jaguar Land Rover

IAC

AstraZeneca

Seqirus

A561

Liverpool John
Lennon Airport

ESTUARY
COMMERCE PARK

DHL

Leeward Drive

ADM

Communisis

Adient

GEFCO

New Mersey Shopping Park
Gym, Supermarket, Chemist

David Lloyd

A561

Sainsbury's
Argos

Bidfood

Liverpool
7.2 miles / 14 mins

B&M

Liverpool 2 Port
14 miles / 25 mins

B&M

Uniserve

OPTION 1

DETAILED PLANNING CONSENT SCHEME

	SQ M	SQ FT
Ground Floor	10,855	116,842
First Floor	1,043	11,226
Total	11,898	128,068

Plot area 6.7 Acres



Targeting Epc 'X'
And Bream 'X'



15m Eaves
Height



Ground and
First Floor Offices



50kN / SQ M
Floor Loading



2 Level
Loading Doors



12 Dock Level
Loading Doors



Secure Self
Contained Site



50M Deep
Yard



154 Car
Parking Spaces



15% Roof
Lights



23%
Solar PVS



31 Trailer
Parking Spaces

ALTERNATIVE SCHEME OPTION 2



UNIT 1	
Ground Floor GIA	16,953 sq ft
First Floor GIA	2,379 sq ft
TOTAL GIA	19,332 sq ft
UNIT 2	
Ground Floor GIA	20,990 sq ft
First Floor GIA	2,799 sq ft
TOTAL GIA	23,789 sq ft
UNIT 3	
Ground Floor GIA	23,508 sq ft
First Floor GIA	4,004 sq ft
TOTAL GIA	27,512 sq ft
UNIT 4	
Ground Floor GIA	32,852 sq ft
First Floor GIA	3,767 sq ft
TOTAL GIA	36,619 sq ft



ALTERNATIVE SCHEME OPTION 3



UNIT 1	
Ground Floor GIA	48,308 sq ft
First Floor GIA	4,392 sq ft
TOTAL GIA	52,700 sq ft
UNIT 2	
Ground Floor GIA	24,865 sq ft
First Floor GIA	3,111 sq ft
TOTAL GIA	27,976 sq ft
UNIT 3	
Ground Floor GIA	16,953 sq ft
First Floor GIA	2,379 sq ft
TOTAL GIA	19,332 sq ft



Estuary Business Park is recognised both in the North West and beyond as Liverpool City Region's 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 and next to the UK's fastest growing airport.



PREMIER LOCATION

Estuary Prime provides the last remaining development opportunity, located in a prime frontage position within the estate and wider by a rich mix of commerce including over 1 million sq ft of automotive and bio pharma space.

Sat Nav: L24 8QR
 What3Words: reassured.chum.removals

DRIVE TIMES

Manchester	40 mins
Leeds	1hr 15mins
Birmingham	1hr 40mins
Cardiff	3hr 20mins
London	3hr 40mins
Glasgow	3hr 40mins
Edinburgh	4hr 10mins



Liverpool John Lennon Airport
2 mins



Liverpool South Parkway
2 mins



M62 - J4
 M57 - J6
10 mins



Port of Liverpool
15 mins



Manchester International
35 mins



ESTUARY COMMERCE PARK sits within the Liverpool City Region Freeport zone and therefore eligible businesses may be able to apply for Custom Site Operator (CSO) status, which would allow them to take advantage of duty suspension, duty exemption on re-exports and flexibility on how duty is calculated, as well as simplified customs procedures to import, export, store or process goods and streamlined processes for bringing goods into and moving goods between customs sites.

A Freeport customs site (also known as a 'free zone') is a secure, enclosed customs zone where some normal tax customs rules do not apply:

Customs Site Operator

Approved CSO's are responsible for the security of the site and keeping records about goods moving in, around and out of the site. Multiple sites within the 45KM area within the Freeport.

Duty Suspension

Goods moving in to an approved Customs Site will benefit from duty and VAT suspension until they enter the UK domestic market.

Duty Inversion

Ability to calculate the import duties based in the value of inputs of finished goods, whichever is most beneficial (unless goods are subject to Anti-dumping duty).

Duty Exemption

Duty Exemption for Re-exports (unless subject to duty drawback clauses under the relevant TCA) no duty is paid.

Movement by Conduct

Goods can move between other UK Freeports within UK by conduct.

Additional benefits include:

No time limit for storing goods unlike temporary storage, where the maximum storage is 90 days. All covered by a single authorisation meaning less contact with HMRC.

Declaration by conduct. Ability to move from another special procedure to the Freeport procedure using declaration by conduct.

Simplified declaration. Authorised business can import certain goods to a Freeport customs site with simplified customs documentation. A customs site can't be used as a first point of presentation of goods brought into the UK.

Processing goods. Domestic goods can also be held in a customs site and used in any processing activity. Authorised businesses operating inside the Freeport customs site can store or manufacture goods, using imported goods. By doing this, they can add value before exporting them again and, where certain conditions are met, they won't need to pay import duties. Where goods are declared to free circulation in the UK, relevant duties must be paid before they are released from the customs site. Authorised businesses can utilise the benefits of a CSO. Businesses will need to apply to gain approval from the CSO and HMRC.



**£800m
GBP** of total
investment



14,000 gross
direct and
indirect jobs



310HA
of land for
development



**£850m
GVA**

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TERMS

The site is available for sale with the benefit of detailed planning permission for 128,000 sq ft unit.

LEGAL FEES

Each party shall be responsible for their own fees incurred in any transaction.

VAT

All figures quoted and subject to VAT at the prevailing rate.

CONTACT

For further information or to arrange a viewing please contact the sole agent:

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