

AVAILABLE FOR
IMMEDIATE OCCUPATION

UNIT G1

 **SOVEREIGN**
INDUSTRIAL PARK

WILSON ROAD, HUYTON BUSINESS PARK, LIVERPOOL L36 6AD

NEW INDUSTRIAL / WAREHOUSE UNIT

33,325 sq ft (3,096 sq m)



Sovereign Industrial Park comprises a development of new & refurbished modern warehouse/ industrial units.

Phase 1 comprises accommodation from 7,632 to 78,670 sq ft (709 to 7,308 Sq m). The site is circa 11.1 acres and totally self-contained with dedicated access points from Wilson Road.



ACCOMMODATION








Unit	Ground Floor	First Floor / Office	Total	Car Parking (Accessible)	EV Charging Point
G1	29,622 sq ft (2,752 sq m)	3,703 sq ft (344 sq m)	33,325 sq ft (3,096 sq m)	47 (3)	2

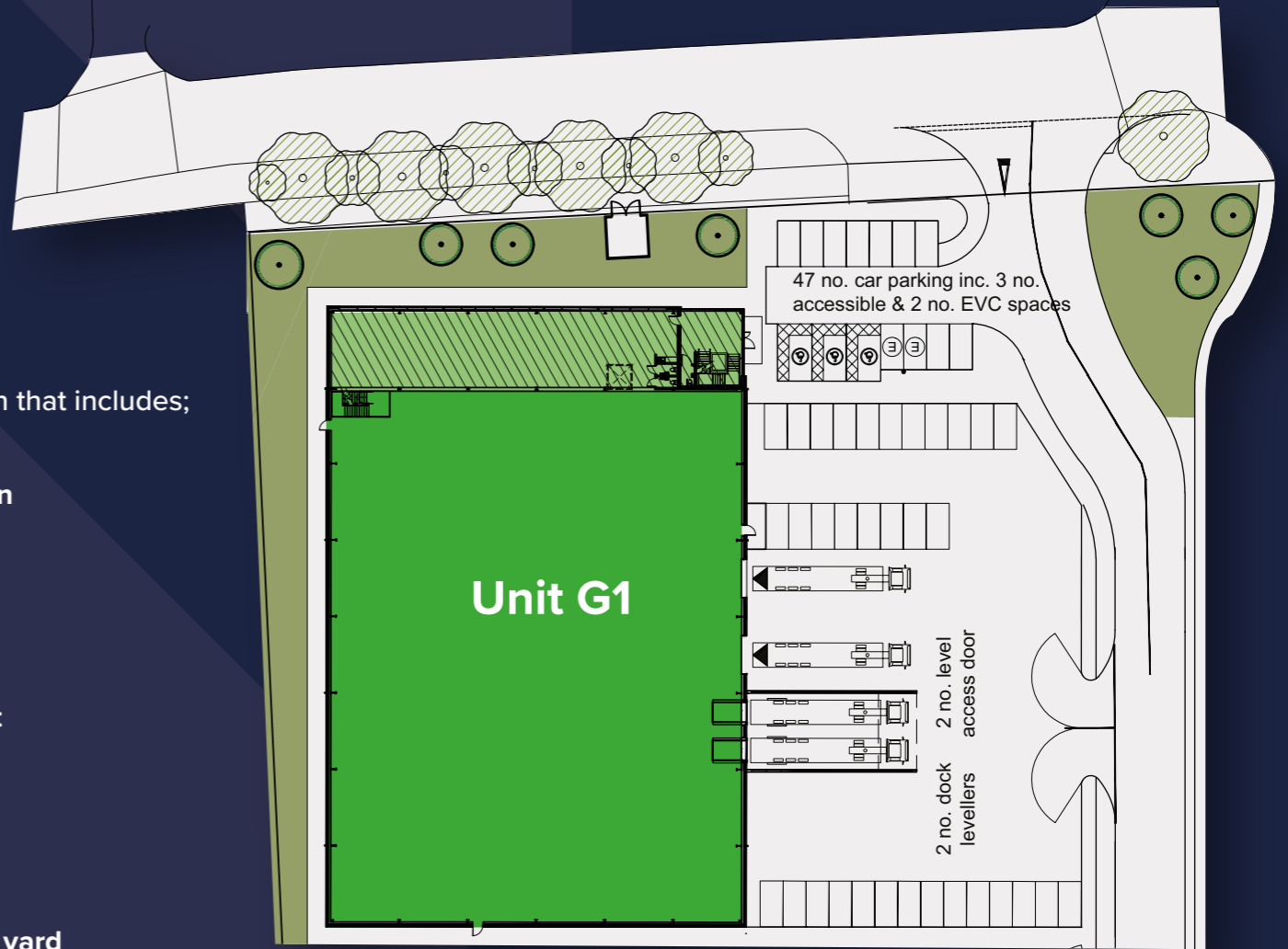
*(Enabled with ducting)



SPECIFICATION

The unit benefits from a specification that includes;

-  **Steel portal frame construction**
-  **Profile metal clad elevations**
-  **8m eaves height**
(To underside of haunch)
-  **First Floor Offices - 3,703 sq ft**
-  **180 kva power supply**
-  **47 car parking spaces**
-  **Secure self contained loading yard**





L36 6AD

Huyton Business Park comprises a well-established predominantly industrial and trade counter location, strategically situated adjacent to the M62/M57 intersection, known locally as Tarbock Island. Liverpool City Centre is located approximately 9.5 miles to the West of the property, whilst Warrington and Manchester are located 11.5 miles and 25 miles to the East.

The estate benefits from excellent road communications, with good access to the M57, M56, M62, M58, M53 and the M6 motorways. Liverpool John Lennon Airport is located approximately 7 miles South, with Manchester International Airport located approximately 28 miles South East. Liverpool Lime Street station and Runcorn station provide regular rail services to London Euston, and also provide links to the North West including Manchester, Preston and Warrington.

The region is further enhanced by the completion of a number of major infrastructure projects which include the Liverpool2 Container Terminal and also the New Mersey Crossing Bridge.





STRATEGICALLY SITUATED ADJACENT TO THE M62/M57 INTERSECTION

SUSTAINABILITY

The development will be carried out to a BREEAM Very Good standard. This places it in the top 25% of buildings & will have a host of features including;



Use of recycled materials



Target of EPC A for all units



Electric vehicle charging points



Units designed to accommodate solar panels



Significant carbon reduction by recycling existing structures



TERMS

On application.

VAT

VAT will be payable where applicable.

LEGAL COSTS

All parties will be responsible for their own legal costs incurred in the transaction.

EPC

The units will have an Energy Performance Certificate upon completion.

FREEPORT STATUS

Liverpool City Region has been granted Freeport Status. Freeport goods can be imported, manufactured and re-exported without being subject to customs checks, paperwork or tariffs.*

- Free Zone – An enclosed, secure customs zone.
- Some standard tax and customs rules do not apply.
- Reduced import tariffs on goods.
- Storage and manufacture of imported goods.
- Offers the ability to add value before goods are re-exported.

INVESTMENT ZONE

Sovereign is part of the Liverpool City Regions Life Sciences Investment Zone, backed by £80 million of government funding. The Zone could benefit from a range of interventions including skills, infrastructure & tax relief, depending on local circumstances. Liverpool City Region is set to gain 4,000 jobs as the UK's second Investment Zone. The government anticipates that Liverpool Freeport's new status could bring a financial boost of £850 million to local areas.

* Freeport benefits will be subject to the status of the tenant/purchaser.

FURTHER INFORMATION

For further information please contact;

Jon Thorne
07738 735 632
jon@b8re.com

Alex Perratt
07951 277 612
alex@b8re.com



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. March 2025. RB&Co 0161 833 0555. www.richardbarber.co.uk