

TO LET

**OPEN STORAGE
OPPORTUNITY**

**UP TO 2.7 ACRES
(1.10 HA)**

THE SITE

**YARD 2, OLD DOCK,
PORT OF GARSTON**

L19 2JW /// line.thin.logic



**24/7
PORT SECURITY**



**HIGH MAST
LIGHTING**



**MULTI-MODAL
TRANSPORT
CONNECTIONS**



**POWER
AVAILABLE**



**TARMAC
SURFACE**

PORT OF GARSTON

The Port of Garston has over 10,000 sq m of common-user flat-stores, 6,000 sq m of segregated storage with **HM Revenue & Customs duty-free approval**. It also provides value-added services, including bagging, blending, rip-and-tip, and stock control.

It also benefits from Soil Association and TASCC accredited grain stores as well as providing open and secure quayside stockpile areas.

Located on the north bank of the River Mersey, seven miles from the centre of Liverpool, the Port plays a central role in supporting industry in the hinterlands of Merseyside, Cheshire, Lancashire and the Midlands. ABP has recently invested £2.5m in enhancing the storage facilities for its customers at Garston, which offers dry bulk accommodation for cargoes such as grain, ores and sand.



LIVERPOOL CITY REGION FREEPORT ZONE

The Port of Garston lies within the Liverpool City Region Freeport Zone, providing **incentives to encourage economic activity**. Click here for further information.

liverpoolcityregion-ca.gov.uk/freeport

SERVICES AVAILABLE



Agribulks



Construction



Rail freight



Steel and other metals

KEY STATISTICS AND BERTHING INFORMATION

Total port area = 65 acres

Dock, Jetty or Quay	Quay length	Length	Beam	Draught	Normal acceptance dimension of vessels	
					Approx. dwt	
Stalbridge Dock	975 m	152.4 m	19.2 m	9.0 m	10,000	
Old & North Dock	1,405 m	152.4 m	19.2 m	7.5 m	6,500	



See more information on the Port of Garston at:
property.abports.co.uk/port/garston/21158

DESCRIPTION

The site comprises up to 2.7 acres of open storage land which benefits from the following specification:

24 HOUR SECURITY

POWER AVAILABLE

HGV ACCESS

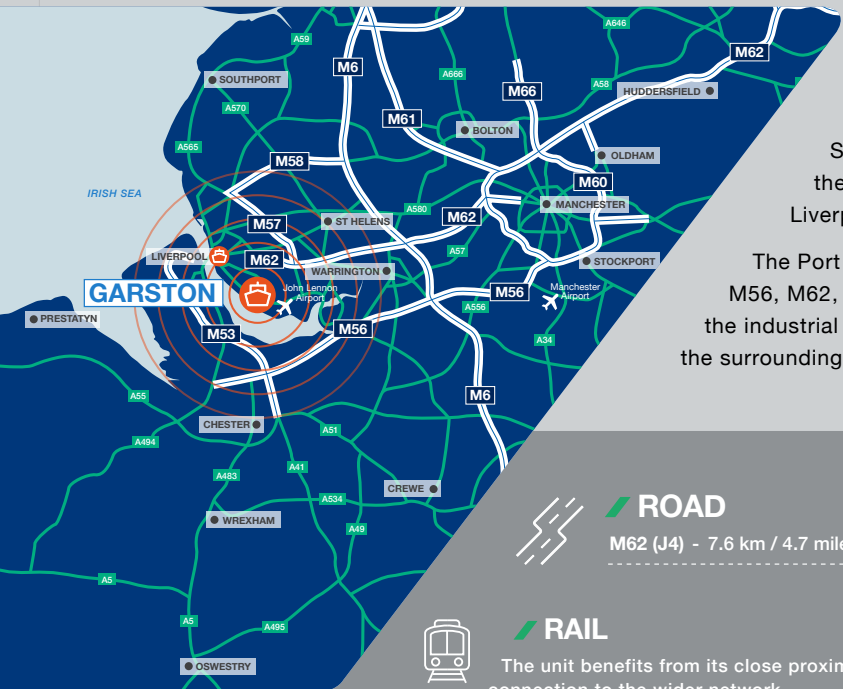
HIGH MAST LIGHTING

TARMAC SURFACE



SERVICES

Power is available. Interested parties are advised to make their own specific enquiries to ABP.



LOCATION

Situated on the north bank of the River Mersey, the Port of Garston is seven miles (11km) from Liverpool's city centre.

The Port benefits from easy links to the M56, M62, and M6, making it a natural gateway to the industrial heartlands of North West England and the surrounding counties.



ROAD

M62 (J4) - 7.6 km / 4.7 miles

M57 (J1) - 13 km / 8 miles

M56 (J12) - 20 km / 12.4 miles



RAIL

The unit benefits from its close proximity to ABP's rail connection to the wider network.



VAT

VAT will be charged on all costs.

SERVICE CHARGE

A provision will be included in any lease for each tenant to pay a sum to contribute to the cost of maintaining the common areas of the port estate.

VIEWING

Viewings are strictly by appointment only. Please contact the letting agents for further information.

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