

# Hercules 100

Estuary Commerce Park | Speke | Liverpool | L24 8AD

1.4 MVA POWER  
PV ROOF PANELS  
EPC RATING A

FULLY REFURBISHED  
IMMEDIATELY AVAILABLE



TO LET / MAY SELL

High Quality Industrial/Warehouse

101,172 SQ FT  
(9,399.20 sq m)



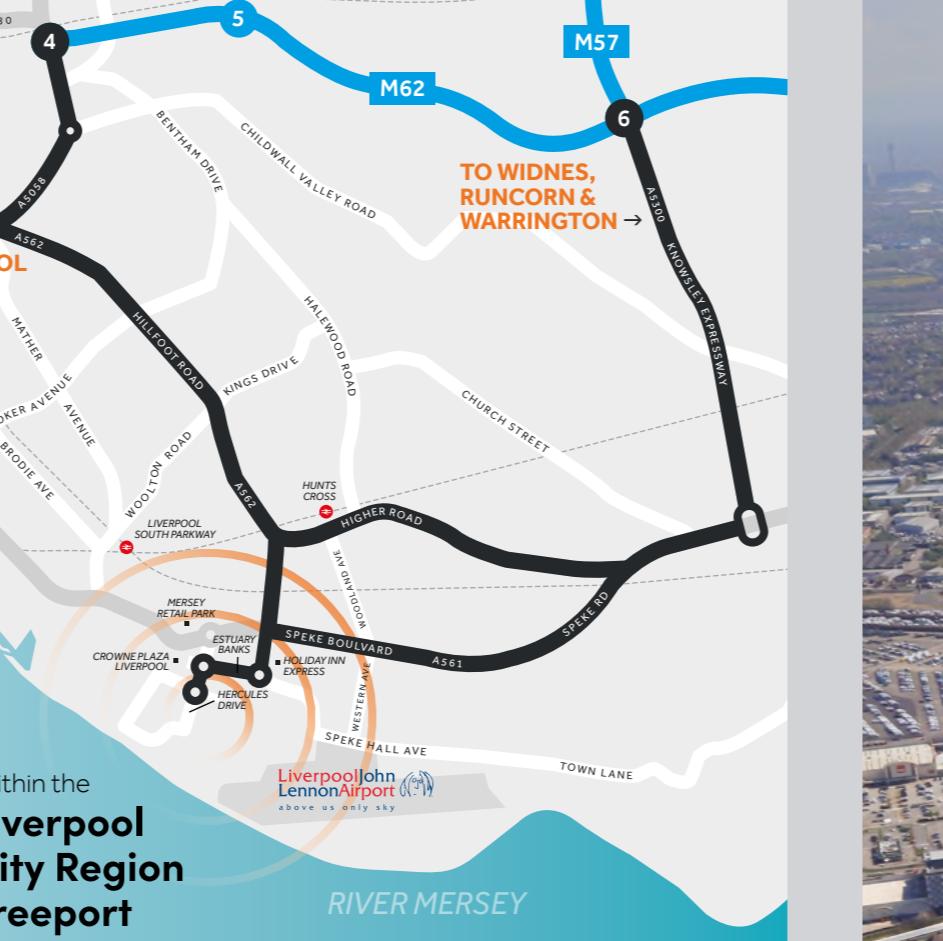
## LOCATION

### THE PREMIER LOCATION FOR BUSINESS

Estuary Business Park has established itself at the heart of South Liverpool's dramatic resurgence. It is now recognised, both in the North West and beyond as a premier location for a wide variety of business occupiers.

South Liverpool itself offers a rich mix of commerce with over 1 million sq ft of automotive and bio-pharma space. Within the immediate catchment, amenities include Crowne Plaza, Premier Inn and Travelodge hotels, New Mersey Retail Park whose occupiers include Marks & Spencer and Boots, and a David Lloyd Leisure Club.

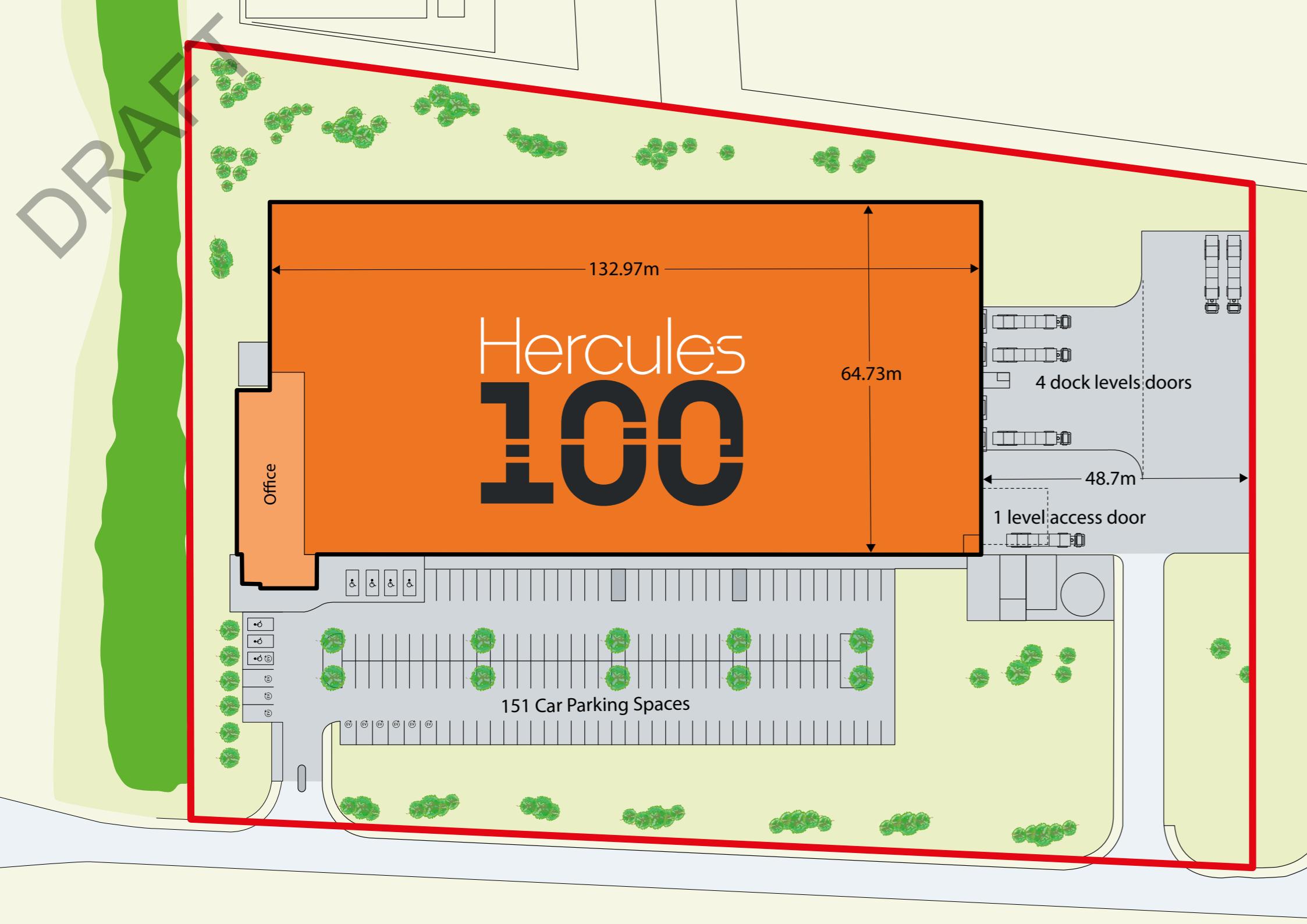
Liverpool is the commercial and administrative centre for the Merseyside region located approximately 212 miles north west of London, 98 miles north west of Birmingham and 34 miles west of Manchester. Liverpool is the sixth largest city in the UK, with the Liverpool City Region benefitting from a population of approximately 2 million. Road communications are excellent with the M62, M56, M57, M58 and M53 providing motorway access around the region and onto the national motorway network.



- 16 mins to junction 6, M62
- Dedicated Bus service to Liverpool South Parkway Station
- 15 mins to Liverpool City Centre
- 2 mins to Liverpool John Lennon Airport
- 5 hotels within 3 mins drive
- 5 min drive/15 min walk to Mersey Retail Park







# LIVERPOOL FREEPORT

## THE BENEFITS

**Liverpool City Region Freeport is one of the UK's leading special economic areas.**

Designed to drive opportunity through inspirational, inclusive, innovative and sustainable investment to achieve transformational change.

For further details please visit the website [www.liverpoolcityregion-ca.gov.uk](http://www.liverpoolcityregion-ca.gov.uk)



### TAX RELIEFS

- Enhanced Structures & Building Allowances
- NIC Relief
- Stamp Duty Relief
- Business Rates Relief
- Enhanced Capital Allowance

### CUSTOMS

- Tariff Benefits
- Trade Benefits
- VAT Benefits

### PLANNING

- Supportive local planning environments
- Local Development Orders provide greater certainty for new buildings
- Public sector support for land re-mediation, site preparation, skills programmes and other investments
- Permitted Development Rights extended enabling quicker planning process

### EPC

EPC rating A

### TERMS

New Full Repairing Lease on terms to be agreed. Alternatively the Landlord may consider a Sale. The property is held on a 250 year long leasehold from 29th September 1998 at a rent of £1 pa.

### VAT

All figures are quoted exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction.

### ALL ENQUIRIES

For further information please contact the letting agents.

### AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**CBRE**

+44 (0)151 224 7666  
[www.cbre.co.uk](http://www.cbre.co.uk)

**B8**

**0151 675 5000**  
[www.b8re.com](http://www.b8re.com)

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Satellite images provided courtesy of Google. February 2026. Designed and produced by Creativeworld. T: 01282 858200.

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