

DRAFT Hercules 100

-  1.4 MVA POWER
-  PV ROOF PANELS
-  EPC RATING A

Estuary Commerce Park | Speke | Liverpool | L24 8AD

**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



DRAFT

SPECIFICATION



EPC rating A



Fully refurbished offices
& WC's including new
Mechanical & Electrical
equipment



Air source Heat
Pump to heat and
cool offices



LED lighting
throughout offices
and warehouse



Power supply
1.4 MVA



PV panels on the roof
(providing an annual estimated yield of
96,750kWh which the Tenant will benefit from)



4 new dock level loading
doors together with 1
new level access door



Floor loading
capacity of
35 KN/m²



151 car
spaces



10 EV charge
points



Eaves height of
8.10 metres



Secure fenced site



C. 49m deep
concrete service yard



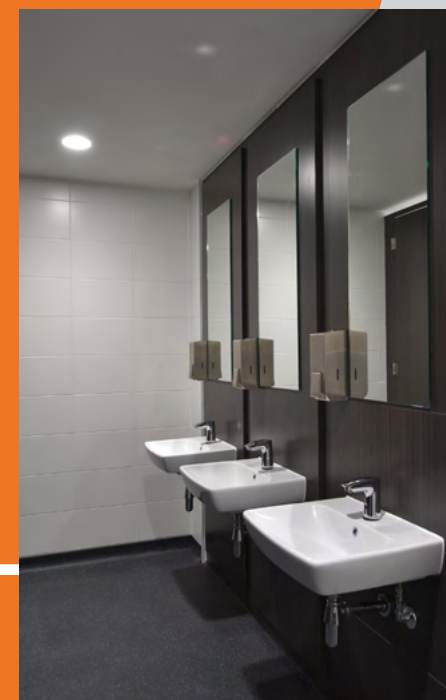
Steel portal frame
construction

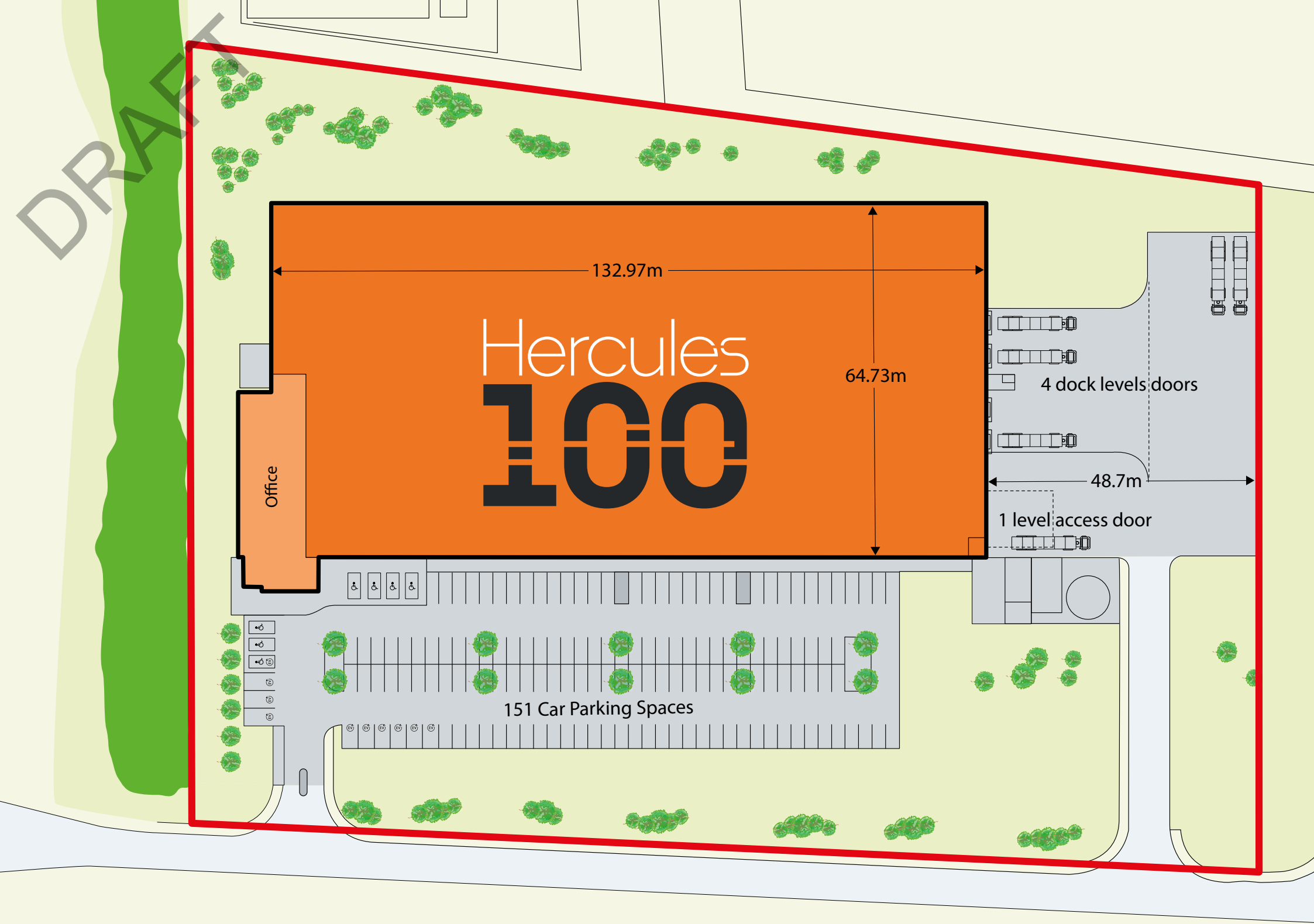


Metal clad elevations
beneath a pitched
insulated metal clad roof



Enhanced landscaping
including tree, hedge and
wildflower planting





ACCOMMODATION

	GIA Floor area (sq m)	GIA Floor area (sq ft)
Ground Floor Warehouse	8,302	89,363
Ground Floor Office/Ancillary Accommodation	488	5,253
Ground Floor External Plant Room	158	1,701
First Floor Office/Ancillary Accommodation	434	4,672
Second Floor Office/Ancillary Accommodation	17	183
Total	9,399	101,172

The property has been measured on a Gross Internal (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition).



SITE

The site extends to approximately 6.38 acres (2.58 hectares) providing a low site coverage of approximately 36%.

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

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.

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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