



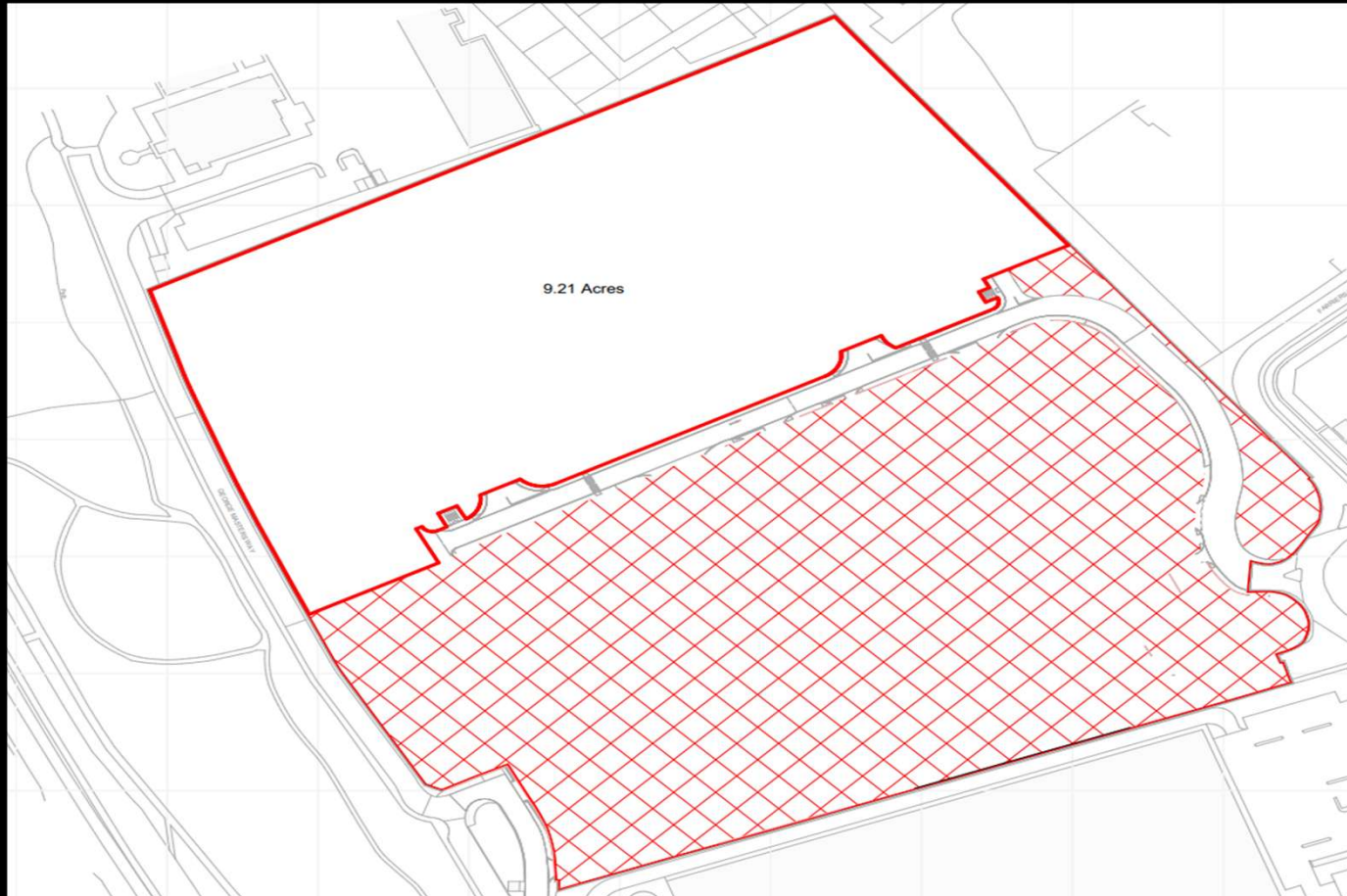
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TOTAL PARK
LIVERPOOL



M1 AGENCY



TO LET - 9.21 ACRE OPEN STORAGE SITE

BRIDLE ROAD | LIVERPOOL | L30 IPH | M57 & M58 INTERCHANGE

LOCATION

- Open storage hard standing
5 miles from Liverpool City Centre



STRATEGIC LOCATION

The site is strategically located within 1.5 miles (via the A59 northbound) to Switch Island providing unfettered access to the M6 and M62 within approximately 20 minutes drive time.

Liverpool City Centre is 5 miles to the south making the subject scheme ideally located for urban logistics.

Proximity to Liverpool Airport and Widnes Rail Freight terminal within 25 minutes offer excellent synergies for occupiers targeting multi modal logistics hubs.

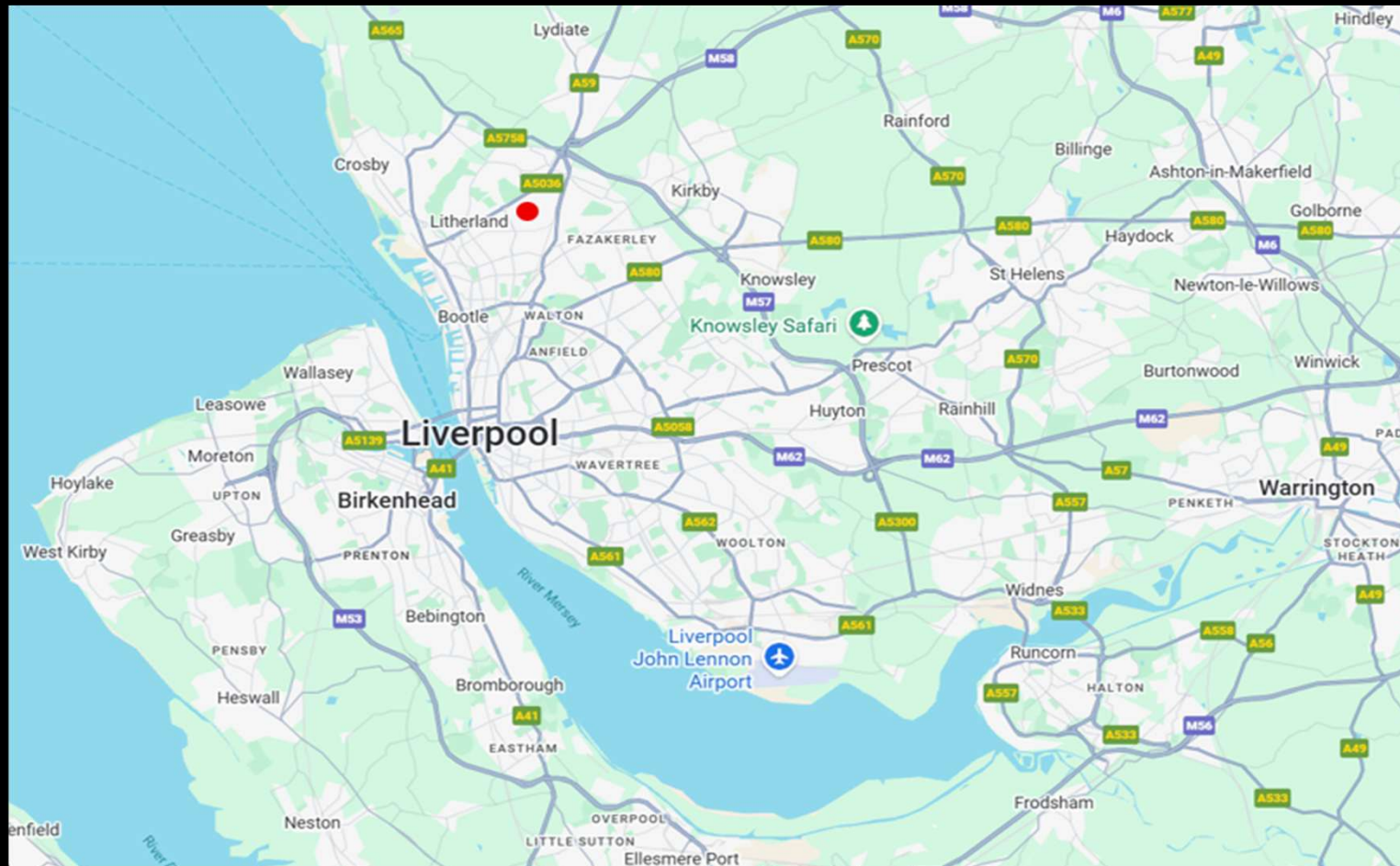
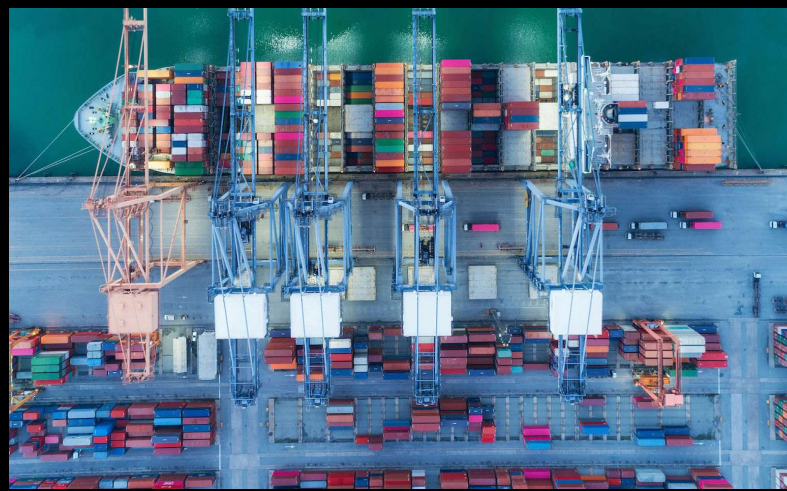
GLOBAL GATEWAY

Located just 2.5 miles via the A5036 from the Liverpool2 deep-water container terminal, Total Park is perfectly positioned to serve UK and Irish markets while acting as a key hub in global supply chains. With 35 million consumers within a 150-mile radius, the scheme offers unparalleled access to a vast customer base.

MOTORWAY	
M57/M58 Interchange (7 mins)	1.5 miles
M62 J6 (22 mins)	11 miles
M6 J26 (26 mins)	15 miles
CITY CENTRE	
Liverpool (14 mins)	5 miles
Manchester (45 mins)	36 miles
Warrington (32 mins)	22 miles
Birmingham (2 hr 30 mins)	112 miles
PORT	
Port of Liverpool (5 mins)	2 miles
Widnes Rail Freight (22 mins)	17 miles
John Lennon Airport (25 mins)	19 miles
Manchester Airport (51 mins)	40 miles

SITUATION

- Direct access to Liverpool Port, 2 miles west and unfettered links to the M58/M57 Interchange 2 miles to the northeast via the A59



ACCESS

- Direct access to Liverpool Port, 2 miles west and unfettered links to the M58/M57 Interchange 2 miles to the northeast via the A59

IDEALLY SITUATED



DEMOGRAPHICS

➤ Large, skilled workforce at competitive rates compared to city-wide and national averages



562,160 People within in 15 mins



1.7 million People within in 30 mins



3.1 million People within in 45 mins



Mersey travel bus services 159 & 56



Aintree Station 10 min walk



Over 12,000 Potential workers within walking distance



Competitive Wages (per week)

Sefton



Liverpool



UK



PROPOSAL



- Leasehold industrial open storage land available on flexible terms

Terms:

- To let as a whole or in 3 acres plots
- Immediate availability
- 24/7 access
- Fencing and lighting solutions available
- Rent - On application
- Rateable Value - On application
- Planning consent - B8 Storage
- VAT - Payable at the prevailing rate

Site Area	Acres	Hectares
Hard standing	9.21	3.73

Further information and viewings:

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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT – January 2026

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