



# TOTAL PARK LIVERPOOL

BRIDLE ROAD L30 1PH



PRIME 4.93 ACRE URBAN DEVELOPMENT SITE



# TOTAL PARK LIVERPOOL

## HIGHLIGHTS



Prominent urban and port centric **4.93 acre** site. **Immediately developable** for its consented B8, sui generis or alternative use development (subject to planning)



Potential for **additional land** to be made available by separate negotiation up to **14 acres**



**Unfettered dual carriage connectivity** via Dunnings Bridge Road, west to the Port of Liverpool and east to the M58 & M57 Interchange



**Principle Access via A5038** Netherton Way and Bridle Road to the southwest



**HGV Access via Total Park** estate road to the northeast (under construction)



**1 MVA power supply** with scope for additional power by separate request



# PRIME LOCATION

NORTH WEST

Dhamecha

DOMINO

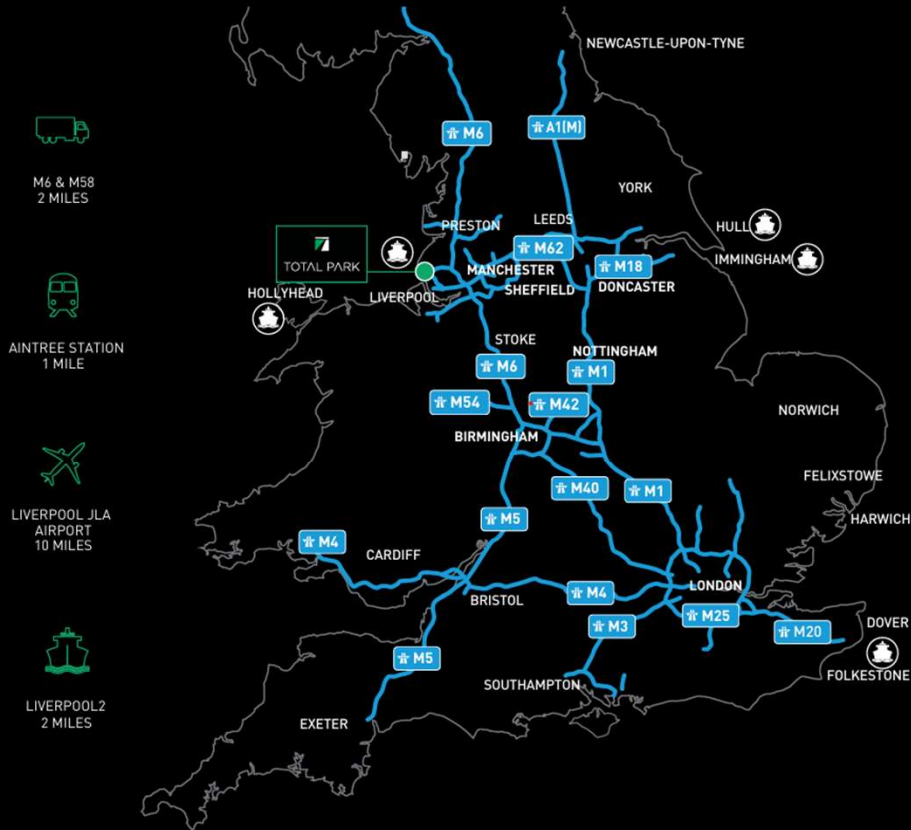
MERSEYSIDE  
FIRE & RESCUE  
SERVICE

HY-TEC

JOHN SUTCH  
CRANES



# ACCESSIBILITY



**Total Park Liverpool**, is one of the regions key logistics and industrial sites. It will comprise seven high specification speculatively developed industrial / logistics units, from **25,174 sq ft** to **112,317 sq ft**.

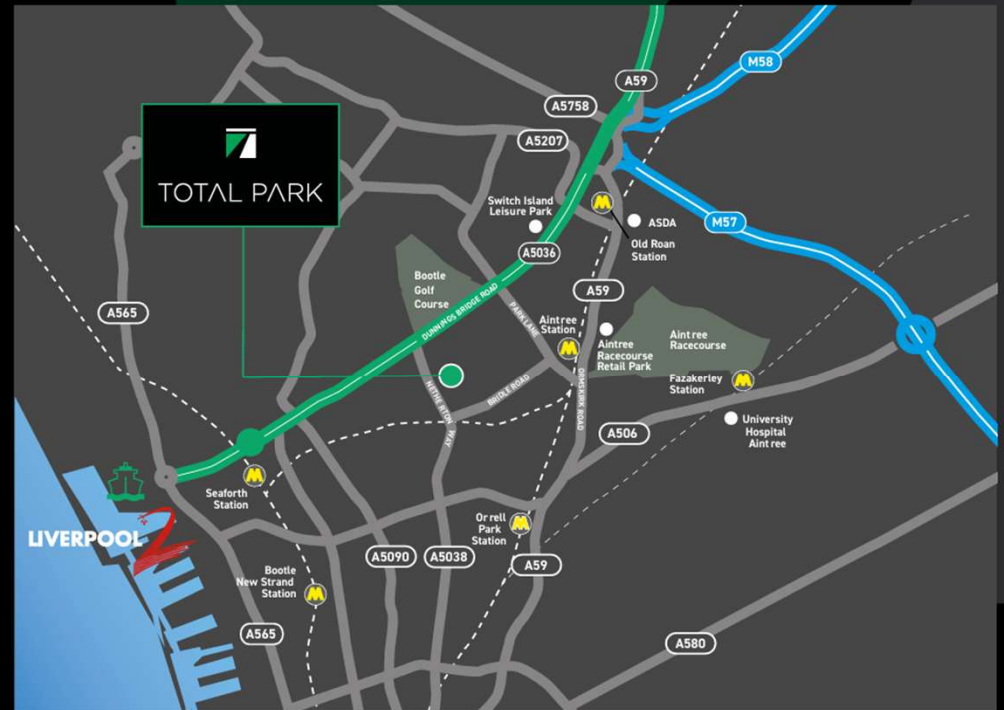
The area has already drawn in occupiers including **B&M, Wincanton** and **Optima Logistics**.

**Aintree Shopping Park** and **Aintree Racecourse Retail & Business Park** offer excellent shopping leisure amenities and within a few minutes walking distance of Total Park.

**Communications** are exceptional, Switch Island, within 5 minutes drive, extends unhindered access, via the M57 and M58 to the M6, M62 and the national motorway network.

SAT NAV: L30 1PH

cycle.design.data



**Liverpool City Centre** is 5 miles to the south making Total Park ideally located for urban logistics.

**Liverpool John Lennon Airport** and **Widnes Rail Freight Terminal** are within a 25 minute drive and present excellent opportunities for occupiers targeting multi-modal logistic hubs.

**Liverpool2** deep-water container terminal is within 2.5 miles. Total Park is perfectly positioned to serve UK and Irish markets while serving as a key hub in global supply chains.

DESTINATION	DRIVE TIME	DISTANCE
Port of Liverpool	5 Minutes	2 Miles
Liverpool City Centre	14 Minutes	5 Miles
John Lennon Airport	27 Minutes	19 Miles
Widnes	23 Minutes	17 Miles
Warrington	32 Minutes	22 Miles
Manchester	51 Minutes	37 Miles
Manchester Airport	46 Minutes	39 Miles
Birmingham	2 hrs 33 Minutes	112 Miles

Source: AA Route Planner

# PORT CENTRIC



**The Port of Liverpool** is the UK's leading transatlantic port. It is a major gateway for commerce serving more than 100 global destinations with 45% of trade coming from the USA. The Seaforth Container Terminal at Liverpool 2, handles circa 700,000 containers a year.

**Liverpool City Region** achieved Freepoint Status in March 2021. It is one of eight locations across the UK which merits beneficial tax rules / breaks. It is estimated that the creation of a multi-gateway, multi-modal Freepoint will contribute around £850m GVA, creating circa 14,000 jobs and enable key sites such as Total Park giving the region a massive boost and encouraging new investment.

# DEMOGRAPHICS

Total Park, Liverpool has excellent public transport links which provides easy access to a large skilled workforce a good percentage of which reside within walking distance.

Local wages are competitive when compared to city-wide and national averages. Occupiers looking for a broader talent pool will benefit from the 3 million working-age population located within a 45 minute commute to Total Park.

## LOCAL POPULATION



562,160 people within 15 mins



1.7 million people within 30 mins



3.1 million people within 45 mins

## PUBLIC TRANSPORT LINKS



Mersey travel bus services 159 & 56



Aintree Station 10 min walk



Over 12,000 potential workers within walking distance



## COMPETITIVE WAGES (per week)



Sefton **£596.10**



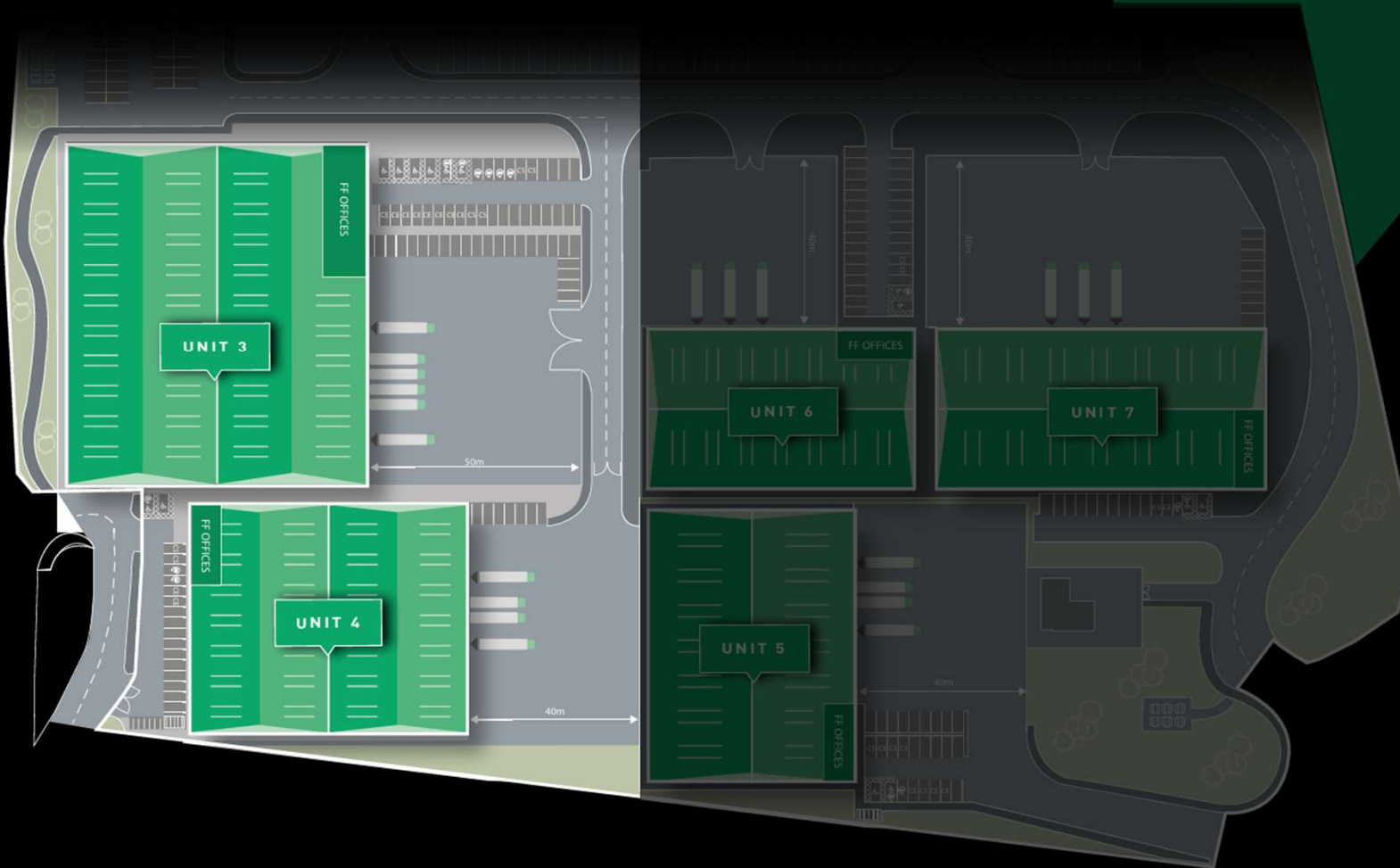
Liverpool **£601.10**



UK **£612.80**



# INDICATIVE INDUSTRIAL DEVELOPMENT SCHEME



<b>UNIT 3</b> 61,647 SQ FT (5,727 SQ M)*	
WAREHOUSE	58,224 SQ FT (5,409 SQ M)
OFFICES - FF	3,423 SQ FT (318 SQ M)
EAVES	10M
YARD	50M
DOORS/DOCKS	2/4
CAR PARKING SPACES	51
500 KVA	

<b>UNIT 4</b> 38,322 SQ FT (3,560 SQ M)*	
WAREHOUSE	36,169 SQ FT (3,360 SQ M)
OFFICES - FF	2,153 SQ FT (200 SQ M)
EAVES	10M
YARD	40M
DOORS/DOCKS	2/2
CAR PARKING SPACES	25
500 KVA	

\* GIA areas



DOCK LOADING  
DOORS



LEVEL ACCESS  
DOORS



CAR  
PARKING



40-50 m  
UP TO 50M  
SERVICE YARDS



TOTAL PARK  
LIVERPOOL



TOTAL PARK  
LIVERPOOL

## PROPOSAL

- For sale in part or as a whole - 4.93 acres
- 9 acre additional plot available in part or whole
- Freehold
- Immediate availability
- Data site access on request
- VAT payable at the prevailing rate

## PLANNING

- DC/2024/01893 - Land At Bridle Road Bootle
- Full planning permission for employment floorspace (Use Classes E(g)(iii), B2, and B8) with ancillary (integral) office floorspace (Use Class E(g)i), associated parking and reprofiling of the site
- Notice Issued: 29<sup>th</sup> October 2025
- Sefton Borough Council

## CONTACTS

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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

March 2026

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