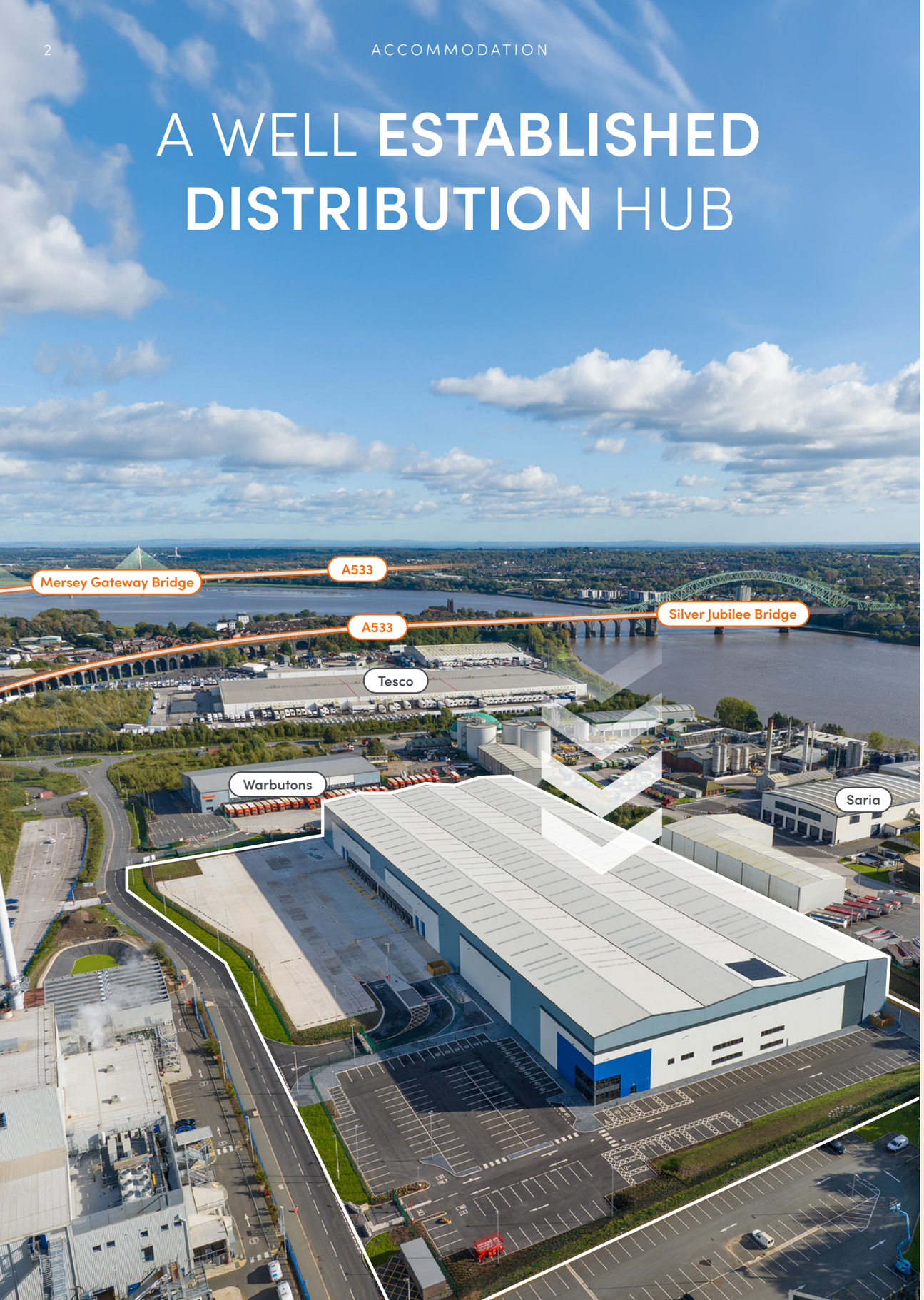
EQT | EXETER

VIKING PARK
WIDNES

Brand New Industrial / Warehouse Unit
To Let
18,696sq m (201,240 sq ft)
Available For Immediate Occupation
Situated in the Liverpool City Region Freeport, WA8 OPB

A WELL **ESTABLISHED DISTRIBUTION** HUB

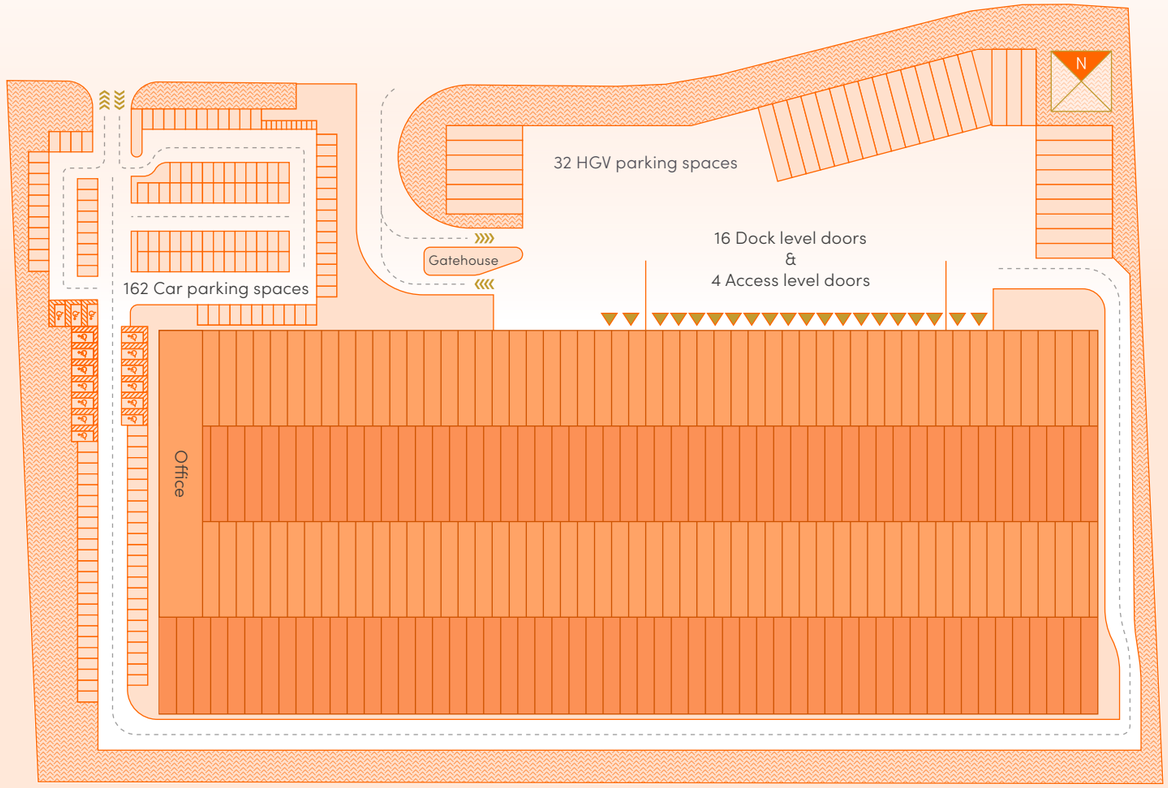


Viking Park is a brand new 200,000 Sq Ft industrial / warehouse unit situated in one of the North wests key industrial locations. The site offers immediate access to A533 which in turn links to the A562 and the Knowsley Expressway to join the M62 to the North and joins the M56 to the south via the newly constructed Mersey Gateway Bridge.

The unit has been built to the highest standards and benefits from the following features:

- 15m Clear height
- 4 Level access doors
- 16 Dock doors
- 162 Car parking spaces
- 32 HGV parking spaces
- 18 EV parking spaces
- BREEAM 'Very good'
- EPC rated A

Viking Park	SQ FT	SQ M
Warehouse	196,434	18,249
Office	5,000	447
Total	**201,240**	**18,696**



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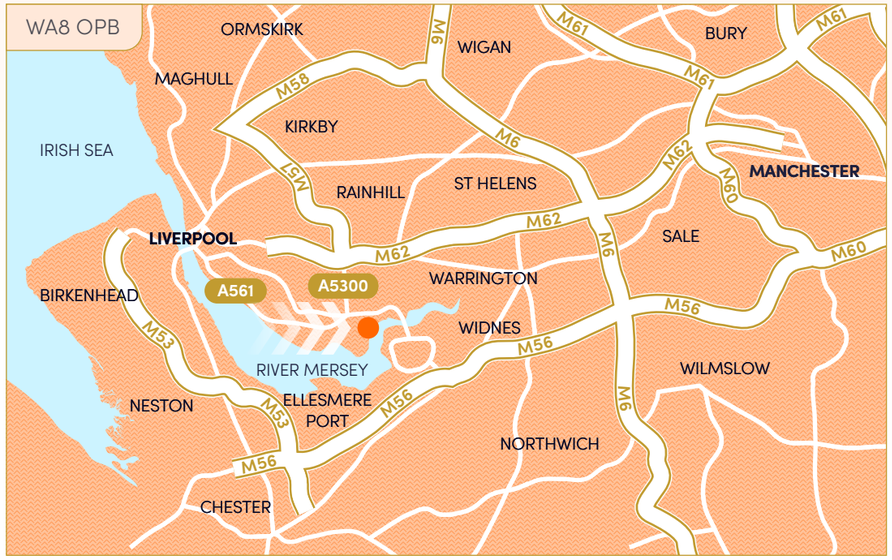
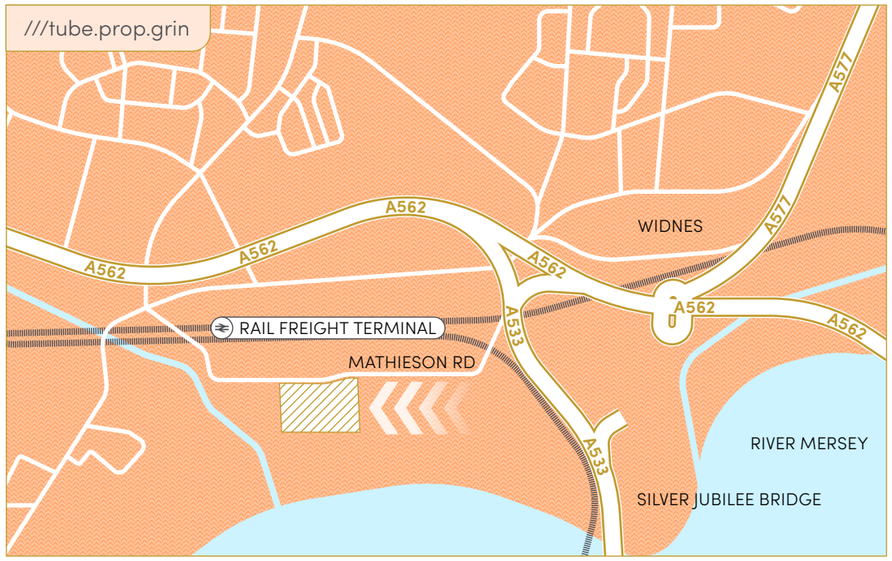
A LOCATION THAT DOES THE WORK FOR YOU

The South Liverpool employment area is already home to some of the regions key employers such as JLR, B&M Stores, Tesco and has Liverpool John Lennon Airport on its doorstep. The region benefits from excellent proximity to growing markets, a rising population of over 7 million people and 80% of the U.K. population within 4-5 hours' drive time.





Travel Times

A562 Speke Road
1 Mile / 2 Mins

Mersey Gateway Bridge
1 Mile / 2 Mins

Liverpool City Centre
13 Miles / 22 Mins

Manchester City Centre
27 Miles / 35 Mins

Birmingham
88 Miles / 90 Mins

Liverpool John Lennon Airport
6.4 Miles / 10 Mins

Manchester Airport
45 Miles / 27 Mins

Liverpool Port
14.2 Miles / 26 Mins

Source: Google Maps

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

For further information please visit:
https://www.liverpoolcityregion-ca.gov.uk/freeport

Advantages of using a freeport

A freeport allows for goods and materials to be imported, processed and re-exported without the goods being subjected to a country's local duties, taxes and regulations.

Tax benefits available

The tax incentives are intended to work together to encourage activity in tax sites by encouraging the purchase and development of land, acquiring machinery and equipment and hiring new employees.

Stamp duty land tax (SDLT)

There are two SDLT reliefs which apply to non-residential land situated within the tax site, which is used by the purchaser in the course of a commercial trade or profession.

Capital allowances

Capital expenditure benefits from two enhancements under the capital allowances regime. 1. Enhanced structures & buildings allowance of 10% for the acquisition. 2. 100% first year allowance for capital expenditure on qualifying plant and machinery.

National Insurance contributions (NICs)

Employers are entitled to zero-rated employers' NICs for three years for new employees. Terms and conditions apply.

Business Rates Relief

Business rates relief is available on premises operated by newly formed businesses and for businesses that relocate or expand / redevelop their existing property.

*All freeport benefits are subject to the status of the occupying company

Liverpool City Region Freeport

VIKING PARK
WIDNES

vikingparkwidnes.com

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