

Hercules100

⚡ 1.4 MVA POWER
⌚ TARGETING EPC A

Estuary Commerce Park | Speke | Liverpool | **L24 8AD**



**UNDER REFURBISHMENT
FOR COMPLETION Q3 2025**

TO LET / MAY SELL

High Quality Industrial/Warehouse Facility with Offices

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

Hercules 100

LOCATION

ESTUARY @ SPEKE

SPECIFICATION

SITEPLAN

ACCOMMODATION

FURTHER INFORMATION



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



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EXISTING BUILDING

Hercules 100 is currently undergoing a comprehensive refurbishment and will be available from Q3 2025.



Steel portal frame construction



Metal clad elevations beneath a pitched insulated metal clad roof



4 dock level loading doors together with 1 level access door



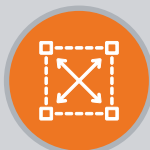
High floor loading capacity of 35KN/m2



Power supply 1.4 MVA



154 car spaces



Full concrete yard area



Eaves height of 8.10 metres / Apex of 9.90 metres



Secure fenced site with mechanical gates to the front

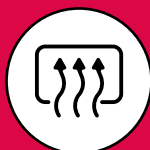


C. 49m deep service yard

REFURBISHMENT SPECIFICATION



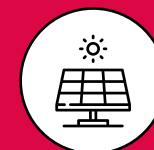
Full refurbishment of the offices & WC's to include new Mechanical & Electrical equipment



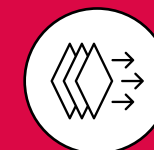
Air Source Heat Pump to heat and cool offices



Installation of LED lighting throughout



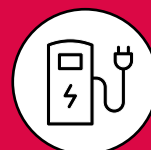
PV panels on the roof (providing an annual estimated yield of 96,750kWh which the tenant will benefit from)



Removal of the office mezzanine and partition walls in the warehouse



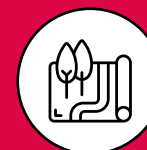
Repair and polish the warehouse floor slab



10 EV charge points



Target EPC of A



Enhancement to landscaping including tree, hedge, and wildflower planting



For further information, please download the **Refurbishment Specification**

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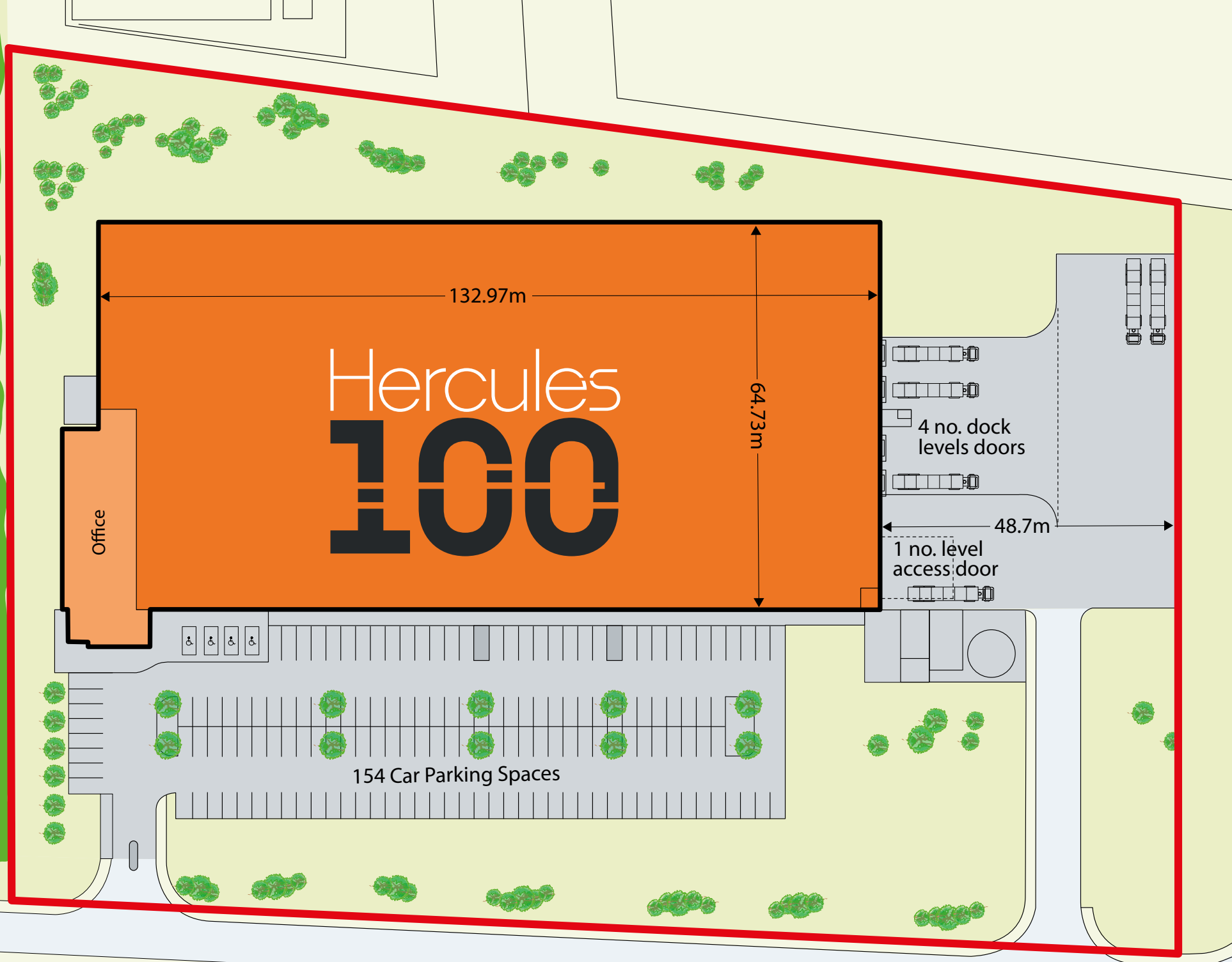
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ACCOMMODATION

	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

Target EPC rating is an 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.

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.

ALL ENQUIRIES

For further information please contact the letting agents.

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