



**NOW ON SITE**

# TOTAL PARK LIVERPOOL

BRIDLE ROAD L30 1PH

**TO LET / FOR SALE**

**387,877 SQ FT** (36,035 SQ M)

**OVER 22 ACRES** (8.9HA)



**7 UNIT MIDBOX AND PORTCENTRIC  
DISTRIBUTION WAREHOUSE DEVELOPMENT**

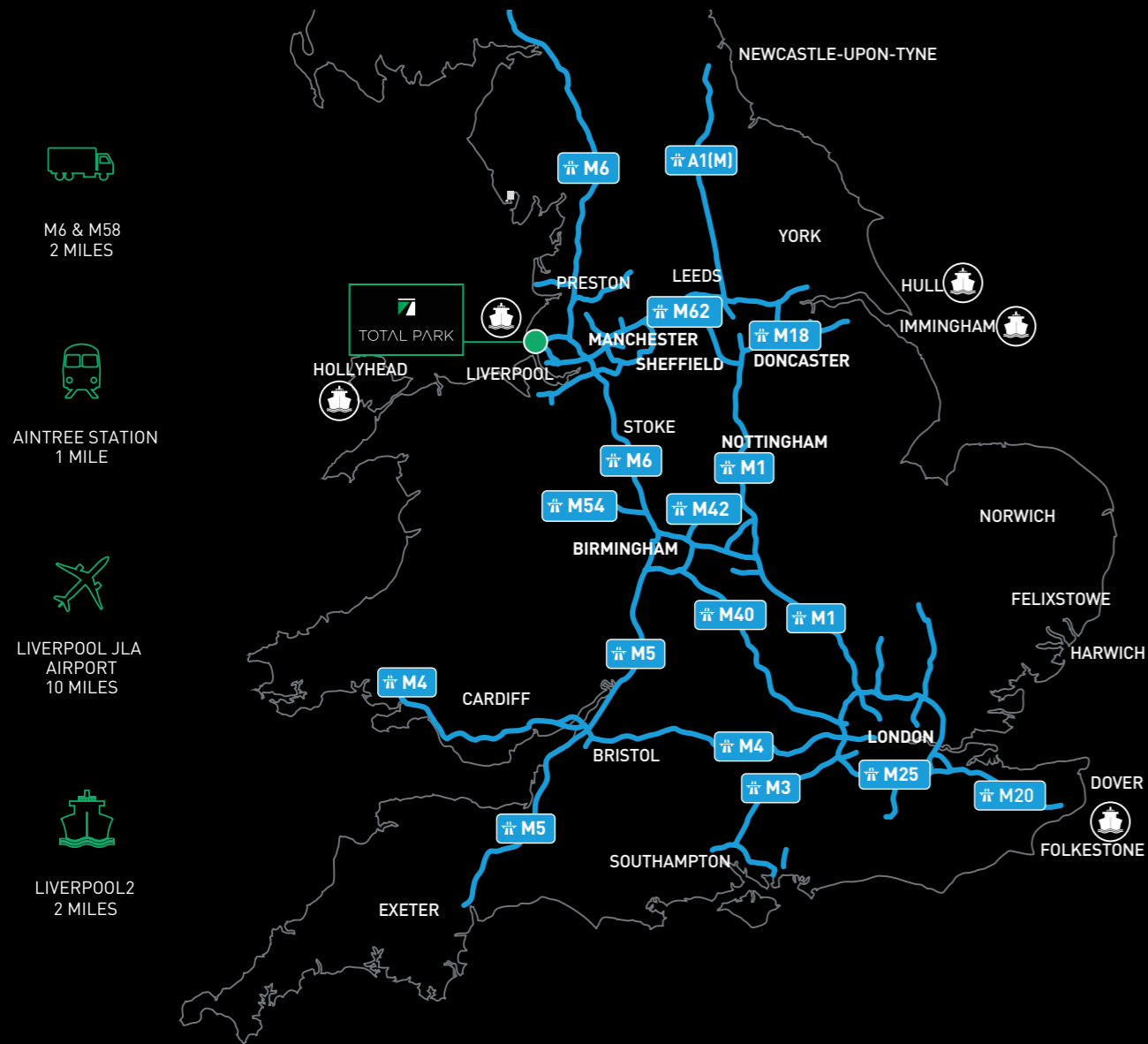
**PHASE 1 - NOW ON SITE**

**3 UNITS RANGING FROM 25,174 TO**

**32,984 SQ FT - PC Q2 2027**

**PHASE 2 - DESIGN AND BUILD OPPORTUNITIES  
WITH DETAILED PLANNING CONSENT IN PLACE.  
UNITS RANGING FROM 38,322 TO 112,317 SQ FT**

# AN ESTABLISHED AND SUCCESSFUL BUSINESS LOCATION



**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**.

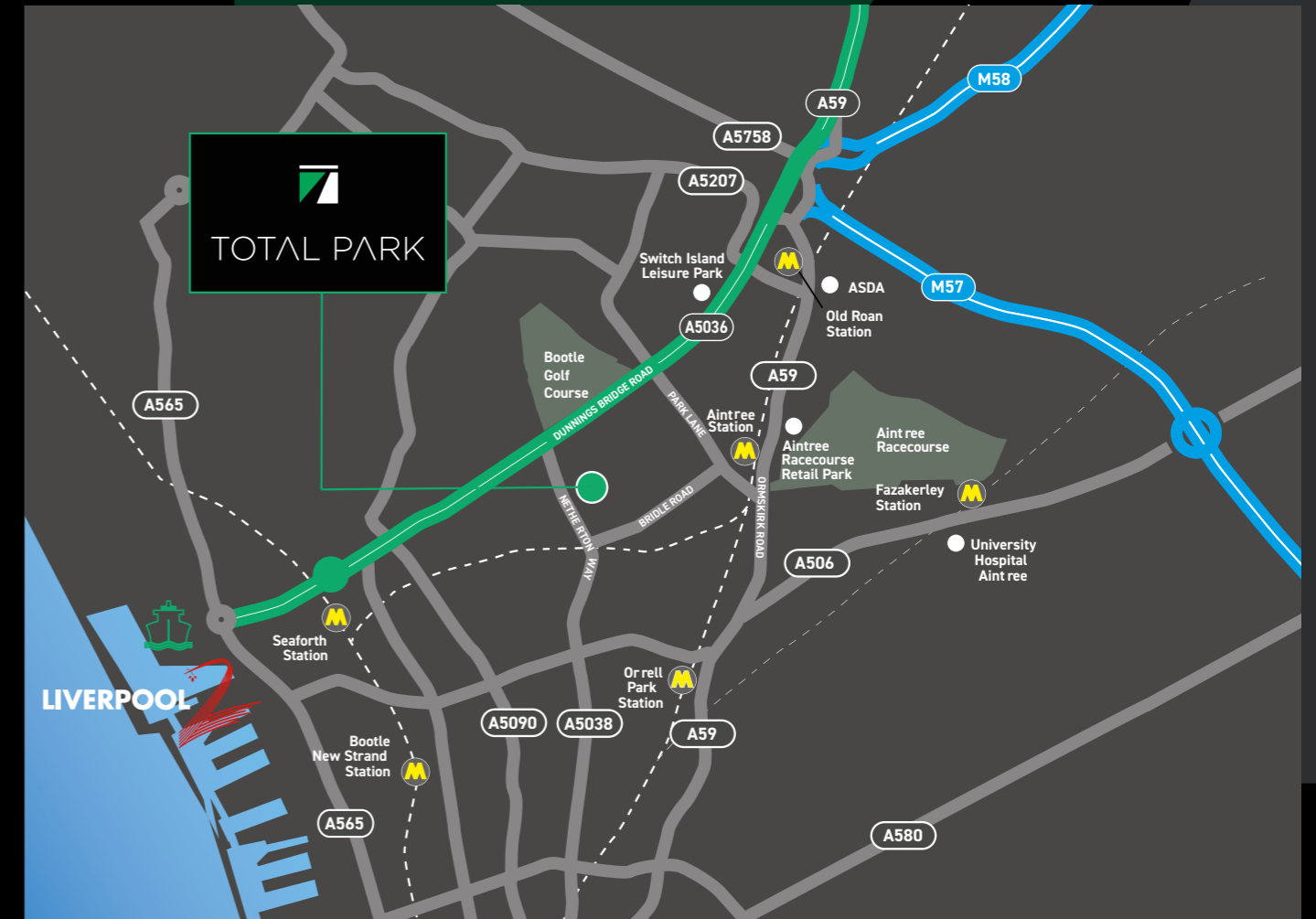
The area has already drawn in occupiers including **B&M, Wincanton** and **Optima Logistics**.

**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



TOTAL PARK  
LIVERPOOL

IDEALLY SITUATED



FAST ACCESS TO  
M57 / M58



HIGH QUALITY NEW BUILD  
DISTRIBUTION/MANUFACTURING  
SPACE



STRATEGIC LOCATION



LARGE AVAILABLE  
LABOUR POOL



25,174 SQ FT TO  
112,317 SQ FT



UP TO  
13.5M EAVES



TOTAL PARK  
LIVERPOOL



## SCHEME OVERVIEW

UP TO 13.5M EAVES HEIGHT

DEDICATED SELF CONTAINED YARDS

LEVEL ACCESS LOADING

DOCK LEVEL LOADING

DEDICATED STAFF PARKING

5MVA POWER SUPPLY

50kN/m<sup>2</sup> FLOOR LOADING

SECURE GATED YARD



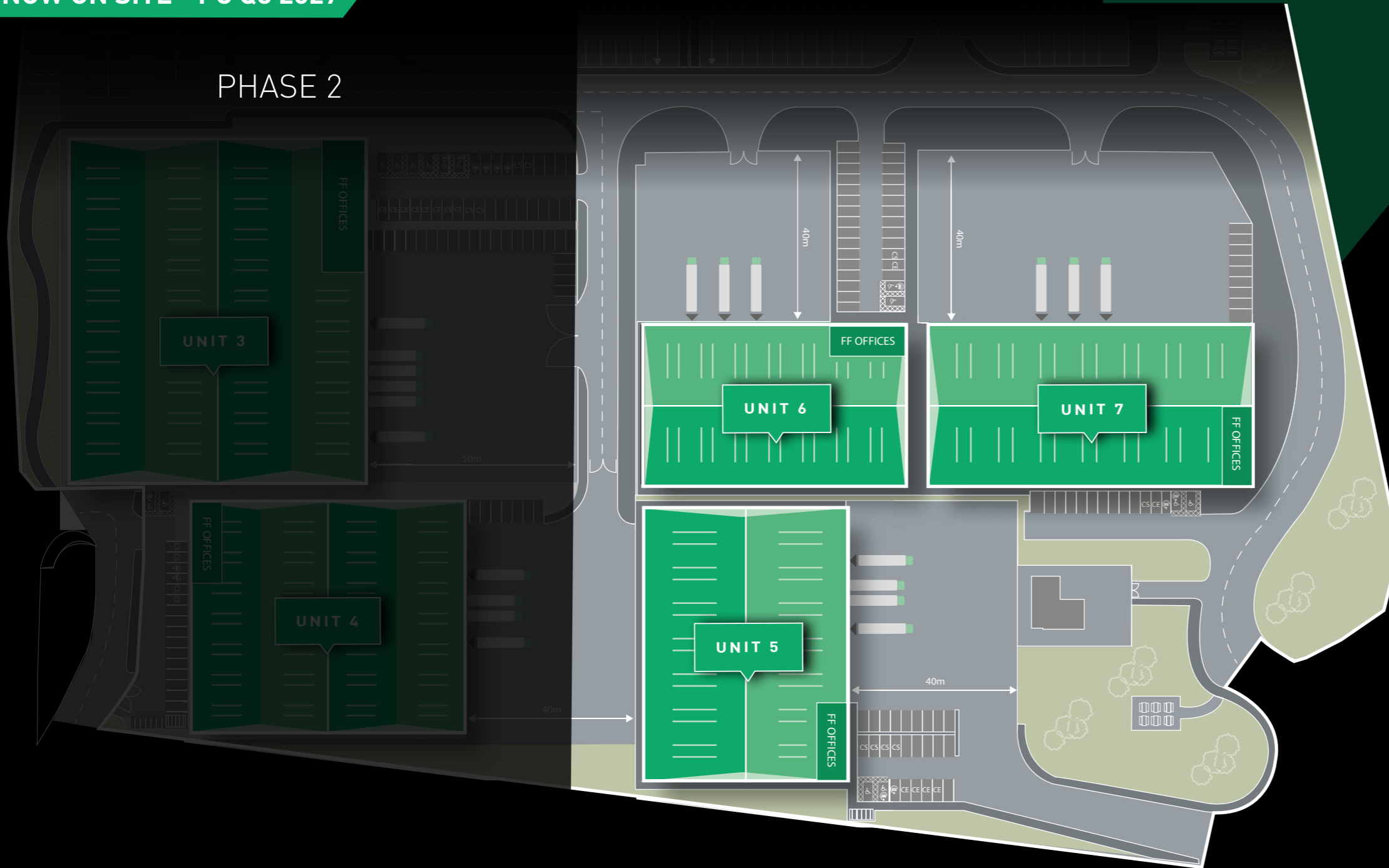
# PHASE 1

## UNITS 5 - 7

25,174 SQ FT TO 32,994 SQ FT

NOW ON SITE - PC Q3 2027

### PHASE 2



UNIT 5	
32,994 SQ FT (3,065 SQ M)*	
WAREHOUSE	31,338 SQ FT (2,911 SQ M)
OFFICES - FF	1,655 SQ FT (154 SQ M)
EAVES	10M
YARD	40M
DOORS/DOCKS	2/2
CAR PARKING SPACES	26
500 KVA	

UNIT 6	
25,174 SQ FT (2,339 SQ M)*	
WAREHOUSE	23,797 SQ FT (2,211 SQ M)
OFFICES - FF	1,377 SQ FT (128 SQ M)
EAVES	10M
YARD	40M
DOORS/DOCKS	3/0
CAR PARKING SPACES	31
400 KVA	

UNIT 7	
31,336 SQ FT (2,911 SQ M)*	
WAREHOUSE	29,715 SQ FT (2,761 SQ M)
OFFICES - FF	1,621 SQ FT (151 SQ M)
EAVES	10M
YARD	40M
DOORS/DOCKS	3/0
CAR PARKING SPACES	23
500 KVA	

\* GIA areas



UP TO 13.5m EAVES



DOCK LOADING DOORS



LEVEL ACCESS DOORS



CAR PARKING



UP TO 50M SERVICE YARDS



50kN/m<sup>2</sup> FLOOR LOADING



EV CHARGING POINTS

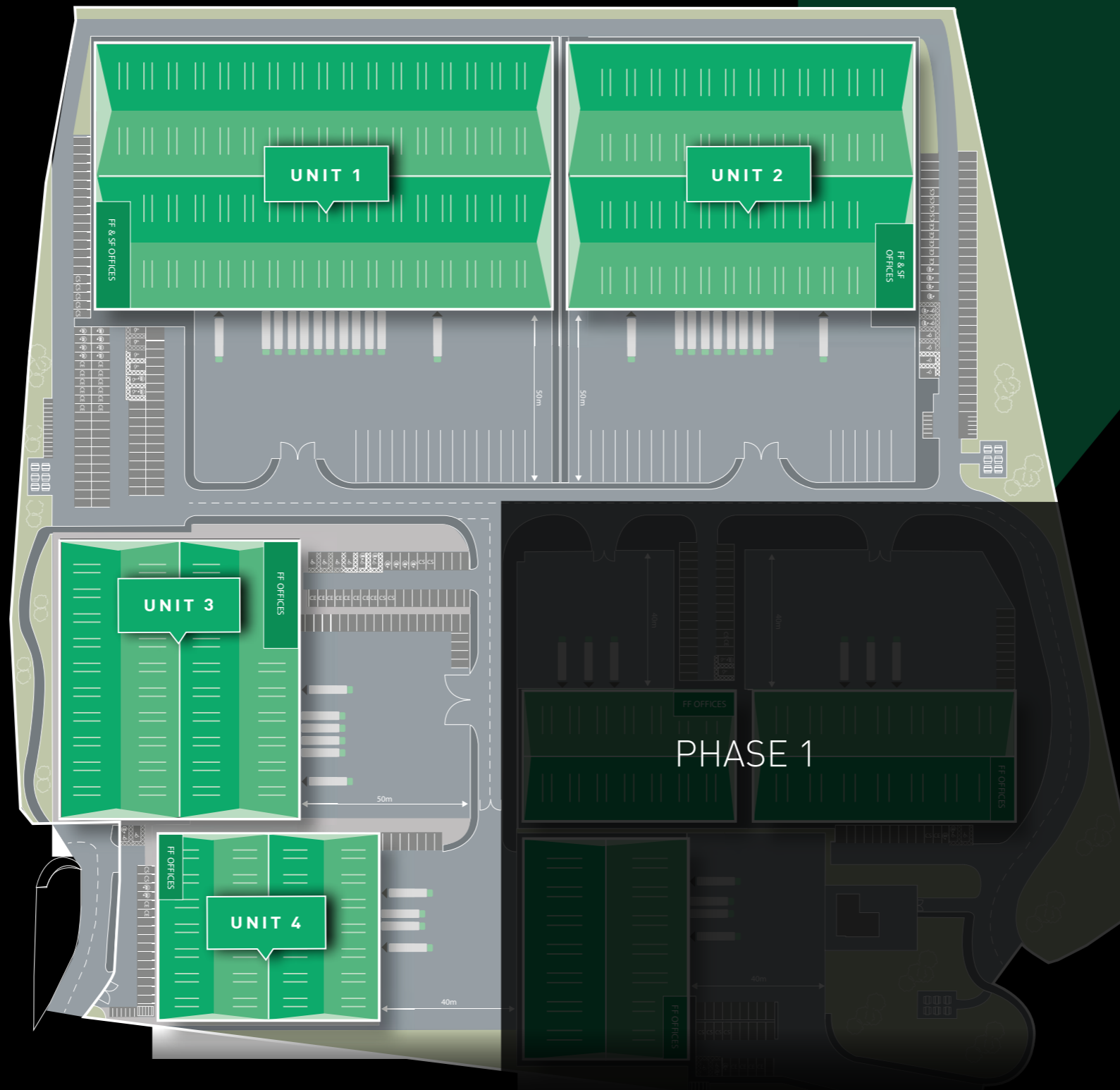
BREEAM<sup>®</sup> EXCELLENT

# PHASE 2

## UNITS 1, 2, 3 & 4

38,322 SQ FT TO 112,317 SQ FT

DESIGN AND BUILD OPPORTUNITIES  
WITH DETAILED PLANNING  
CONSENT IN PLACE



### UNIT 1 112,317 SQ FT (10,435 SQ M)\*

WAREHOUSE	105,966 SQ FT (9,844 SQ M)
OFFICES - FF	3,175 SQ FT (295 SQ M)
- SF	3,175 SQ FT (295 SQ M)
EAVES	13.5M
YARD	50M
DOORS/DOCKS	2/10
CAR PARKING SPACES	103
1.5 MVA	

### UNIT 2 86,088 SQ FT (7,998 SQ M)\*

WAREHOUSE	81,137 SQ FT (7,538 SQ M)
OFFICES - FF	2,476 SQ FT (230 SQ M)
- SF	2,476 SQ FT (230 SQ M)
EAVES	13.5M
YARD	50M
DOORS/DOCKS	2/8
CAR PARKING SPACES	55
1.00MVA	

### UNIT 3 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	

### UNIT 4 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



13.5m

UP TO  
13.5m EAVES



DOCK LOADING  
DOORS



LEVEL ACCESS  
DOORS



CAR  
PARKING



40-50 m

UP TO 50M  
SERVICE YARDS



50kN/m<sup>2</sup>  
FLOOR LOADING



EV CHARGING  
POINTS

**BREEAM**  
EXCELLENT

\* GIA areas



TOTAL PARK  
LIVERPOOL

# SUSTAINABILITY



## ALL ELECTRIC

The buildings have been designed as all electric environments for de-carbonisation of energy supply. The UK is generating more than 50% of its electricity from renewable resources.



## PHOTOVOLTAIC

Total Park will feature roof mounted solar panels with the capability to fit additional capacity depending on occupier requirements.



## EV CHARGING POINTS

Minimum of 10% of parking spaces dedicated to vehicle charging.



## LOW CARBON CONSTRUCTION MATERIALS

Total Developments aim is to create a smaller carbon footprint to contribute to reducing the timeline for a building to become carbon neutral.



## SUSTAINABLE DRAINAGE SOLUTIONS

Urban drainage system absorbs surface water, reduces the burden on the existing drainage system and will mitigate flooding, improve water quality and support biodiversity.



## ENERGY PERFORMANCE CERTIFICATE 'A'

Target EPC rating for all units.



## BREEAM 'EXCELLENT'

Total Park will target BREEAM Excellent.



# 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**



# ACCESSIBILITY



**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 Freeport 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 Freeport 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.





**TOTAL PARK**  
LIVERPOOL



**PLANNING**

Full planning consent has been granted.

**TERMS**

Units are available freehold or on a leasehold basis on terms to be agreed.

**VAT**

Chargeable where applicable at the prevailing rate.

**LEGALS**

Each party is responsible for their own legal costs.

**ENQUIRIES**

For further information, please contact the joint agents.



**Georgina Thompson**  
**07534 864 867**  
georgina.thompson@m1agency.co.uk

**Kayleigh Mason**  
**07747 486 661**  
Kayleigh.mason@m1agency.co.uk



**Ruth Leighton**  
**07716 077 324**  
ruth.leighton@jll.com

**Joe Bostock**  
**07933 516 465**  
joe.bostock@jll.com



**Sam Royle**  
**07793 808 264**  
s.royle@box4realestate.co.uk

**James Goode**  
**07891 810 260**  
j.goode@box4realestate.co.uk

A SCHEME BY

