



# LINK 114

ELLESMERE PORT · CH65 1BA

AVAILABLE TO LET/FOR SALE

# 114,692 SQ FT

(10,655 SQ M)



LOCATED WITHIN



Liverpool  
City Region  
Freeport



< LIVERPOOL 18 MILES

DEESIDE / NORTH WALES >

22 MILES  
FROM LIVERPOOL  
PORT

UP TO  
25%  
REDUCTION IN  
ENERGY COSTS

POTENTIAL  
RAIL  
CONNECTION  
ON SITE

# THINK BIG THINK LINK



Link Logistics Park is a prime multi-modal development offering a smart connection between transport power and people.

**LINK 114: 114,692 SQ FT**

Set within an established industrial location, Link 114 offers 1MVA of power and potential direct rail freight connection for businesses to scale up and energise their operations.

With access to a strong local workforce and major transportation links, Link 114 is built to a best-in-class specification at the heart of the region's distribution market.

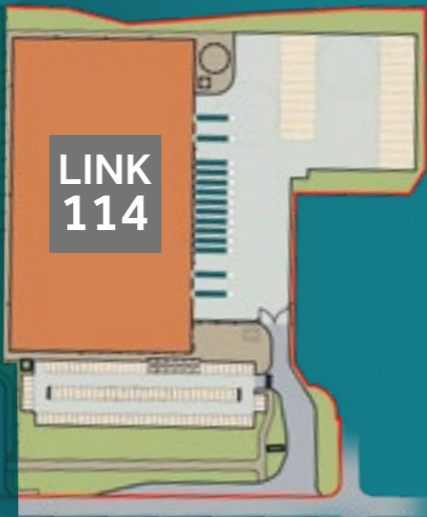
Plugged into key transport networks, the scheme provides excellent access to the Port of Liverpool, the Manchester shipping canal, North West motorways, and nearby airports, bridging connections and boosting opportunities on both a national and international level.

[LINKLOGISTICSPARK.CO.UK](http://LINKLOGISTICSPARK.CO.UK)



# LINK114

LET TO



Key features:



15M EAVES HEIGHT



UP TO 90M YARD



SOLAR PANELS CAPABLE OF UP TO 9,787 KWH PA



UP TO 1MVA



10 DOCK LOADING DOORS



108 CAR PARKING SPACES



Schedule of accommodation:

Link114	SQ M	SQ FT
Warehouse	9,559	102,893
Ground Floor Office	521	5,606
First Floor Office	575	6,193
<b>TOTAL</b>	<b>10,655</b>	<b>114,692</b>

All Figures GIA





LINK**114**

114,692 SQ FT





# FREEPORT ZONE

Link Logistics Park is located within the Liverpool City Region Freeport Zone, offering multiple benefits to occupiers, subject to designation.



## DUTY SUSPENSION

Goods moving in to an approved Customs Site will benefit from duty and VAT suspension until they enter the UK domestic market.



## DUTY INVERSION

Ability to calculate the import duties based on the value of inputs or finished goods.



## UNLIMITED STORAGE PERIODS

No time limits for storing goods.



## DUTY EXEMPTION

Duty exemption for re-exports.



## SIMPLIFICATION

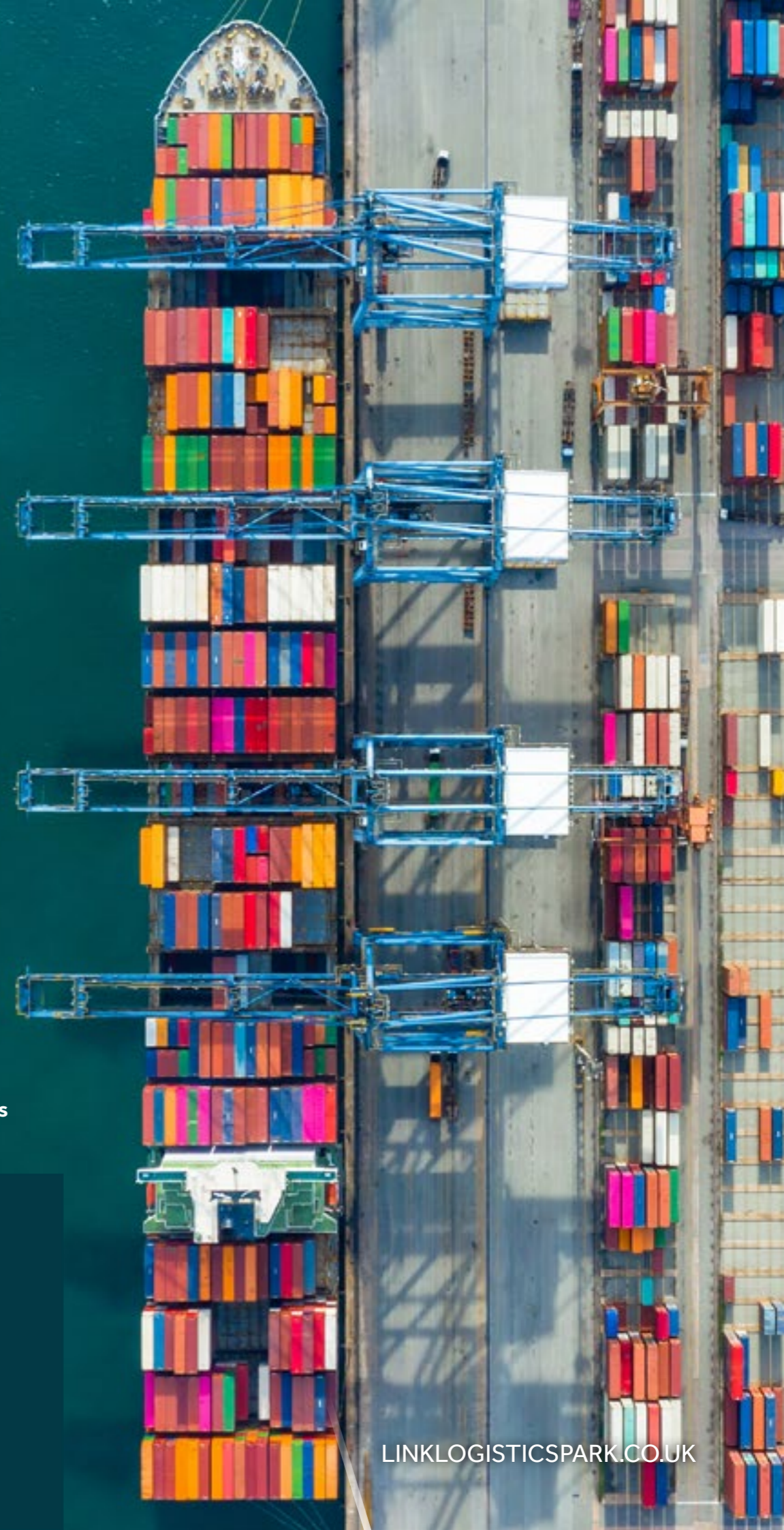
All covered by a single authorisation meaning less contact with HMRC.



## MOVEMENT BY CONDUCT

Goods can move between other UK freeports within UK by conduct.

For More Information visit [gov.uk/guidance/freeports](https://gov.uk/guidance/freeports)





# SUSTAINABLE DESIGN



**OPTIMISING THE USE OF NATURAL LIGHT** Our triple skinned factory assembled roof light solution can save up to 13% a year on running costs.



**COST-EFFECTIVE** We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



**RECYCLED & RECYCLABLE MATERIALS** Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

**Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.**

Firethorn Trust is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



**EXCEEDING REQUIREMENTS** Firethorn Trust is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



**MONITORING ENERGY USAGE**  
Our online energy dashboard can help customers proactively manage their energy consumption.

**BREEAM**



**RATING: EXCELLENT**



**REDUCING WATER USAGE**  
Rainwater harvesting for use in toilet flushing and other non-potable applications.



# ENHANCED BUILD SPECIFICATION



Link 114 features the enhanced Firethorn Trust 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.



# LINKED IN



Link 114 benefits from a strong local labour supply across the region, with access to a working population of over 207,000, of which 9,100 are economically inactive and looking for employment.

## 5.8M people

Within an hour's drive time of Link Logistics Park

## 76% people with NVQ2+

vs the average of 74.5% in the North West

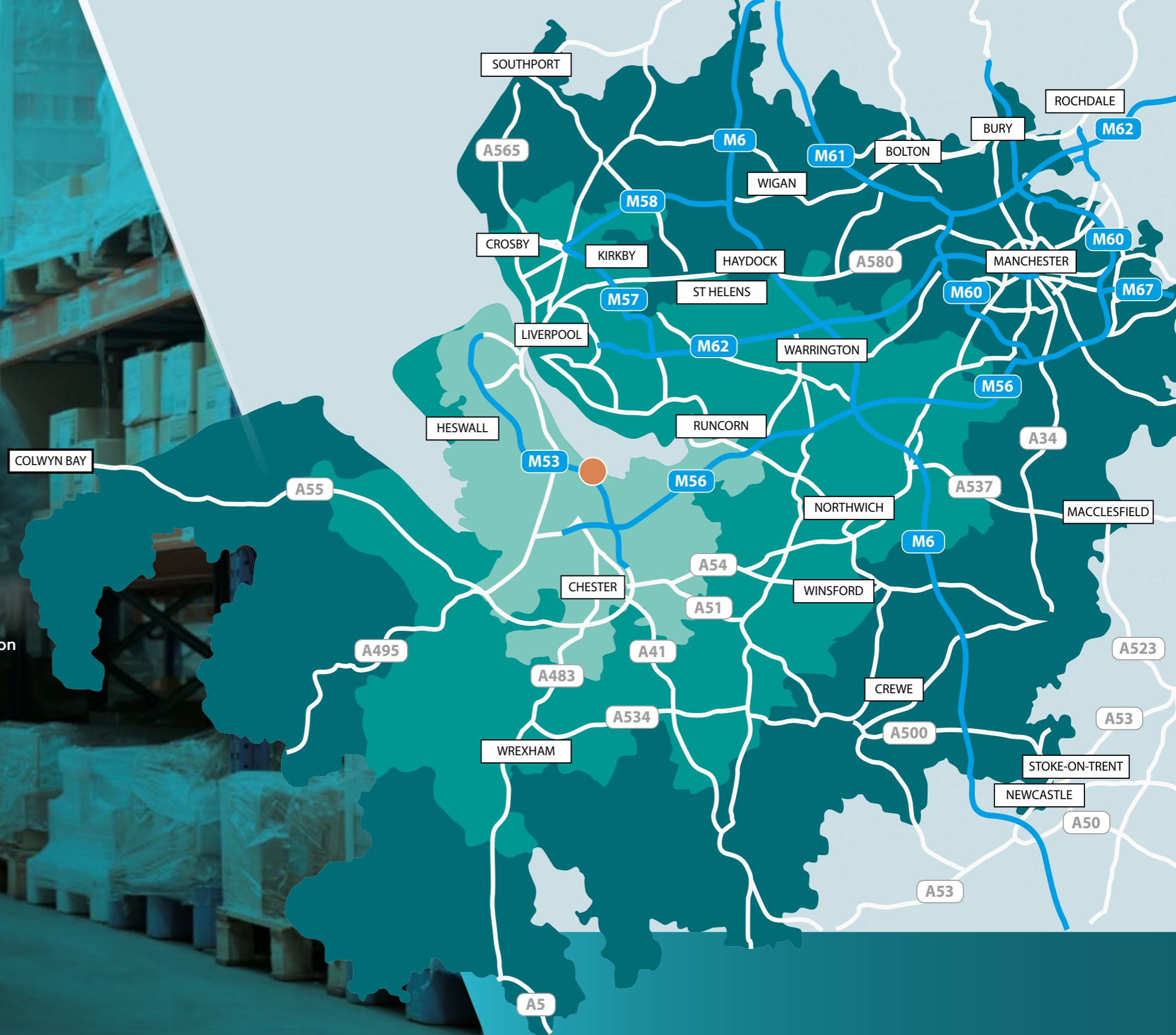
## 14.6% of people working in manufacturing

within a 30 minute drive time from West Cheshire vs England average of 8%

## 6% lower average wage

than Greater Manchester

SOURCE: NOMIS



Drive times:



0 – 20 mins

20 – 40 mins

40 – 60 mins



# WE INVEST, DEVELOP & DELIVER



**ASCENT LOGISTICS PARK**  
14,140 TO 123,490 SQ FT  
WAREHOUSE / INDUSTRIAL UNITS



**BLUEPRINT ERITH**  
FOUR LOGISTICS UNITS  
FROM 19,554 TO 24,230 SQ FT

**PETERBOROUGH SOUTH**  
THREE NEW WAREHOUSE / LOGISTICS UNITS  
FROM 94,225 TO 240,830 SQ FT



**BARNSELY 340**  
340,000 SQ FT GRADE-A LOGISTICS UNIT



**SHERBURN 42, LEEDS**  
FOUR NEW WAREHOUSE/LOGISTICS UNITS  
FROM 57,750 TO 280,000 SQ FT

We deliver midbox logistics warehousing spaces across the UK to enable businesses to connect quickly and easily with their customers.

We also search out development opportunities in other commercial sectors where we know our expertise can maximise potential.

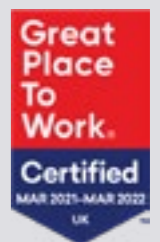
As we invest, develop and deliver, we remain true to our core values of being progressive in our thinking, decisive in our actions and committed to high standards.



OVER 1M SQ FT  
UNDER CONSTRUCTION



OVER 3.4M SQ FT  
PORTFOLIO



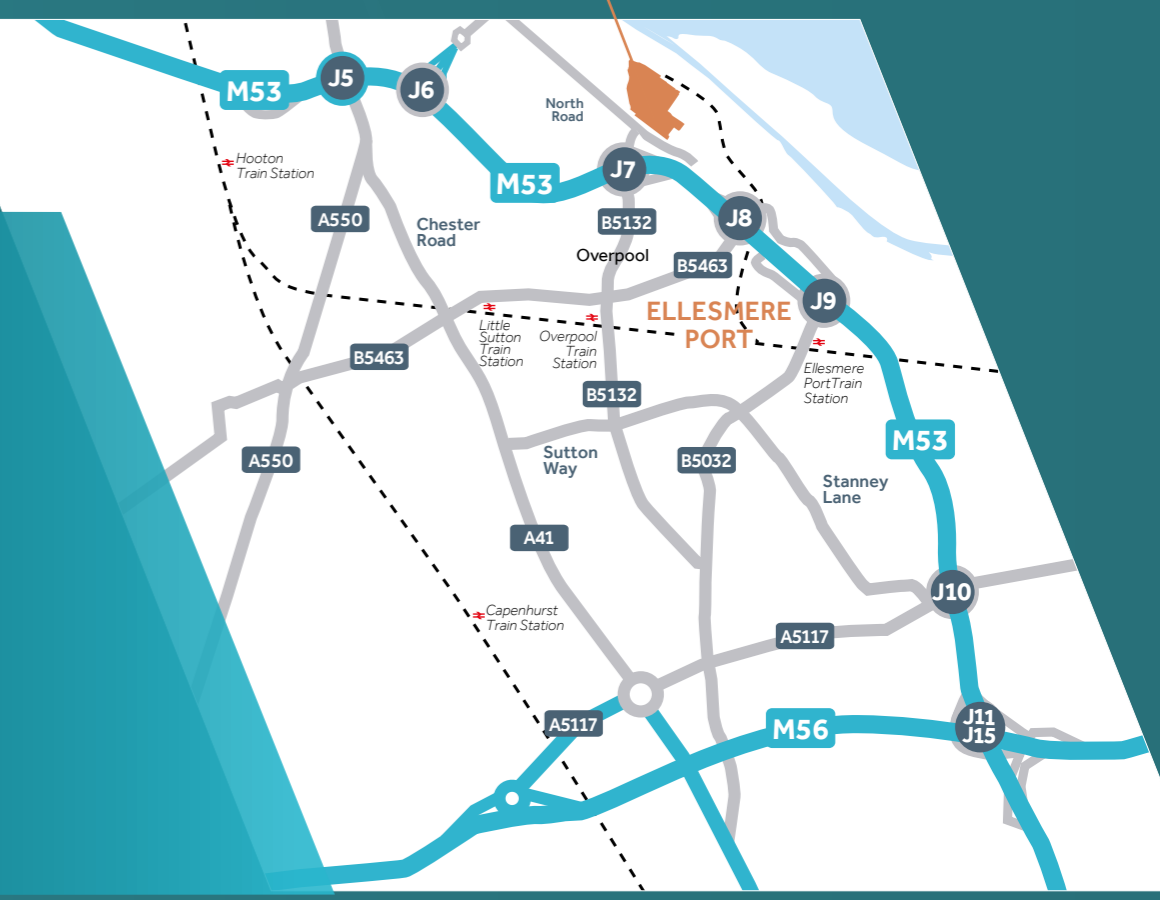




# PRIME POSITION

When it comes to connectivity, Link Logistics Park is at the heart of where businesses want to be.

## LINK LOGISTICS PARK ELLESMERE PORT



CH65 1BA



STILL.ZOOMS.POSTS



J7 M53

### AIRPORTS

	Drive time	Miles
Liverpool	29 mins	23
Manchester	33 mins	32
East Midlands	1hr 42 mins	98

### SEA PORTS

	Drive time	Miles
Liverpool	33 mins	22
Holyhead	2hr 14 mins	104
Hull	2hr 30 mins	138

Source: Google Maps



# UK LINKS

From this multi-modal site, which boosts connectivity across land, air and sea, occupiers can access two thirds of the UK population in less than a four-hour drive time.



Drive times:

0 - 90 mins

91 - 180 mins

180 - 270 mins

## LINK LOGISTICS PARK

ELLESMERE PORT







# LINK LOGISTICS PARK

ELLESMERE PORT

BY Firethorn TRUST 

 Cain International

We create spaces that connect business, people and places. Delivering mid-box logistics warehousing spaces across the UK to enable businesses to connect quickly and easily with their customers.

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