169,933 sq ft (15,787.2 sq m)

18.75m eaves

Racked - 23,375 pallet locations

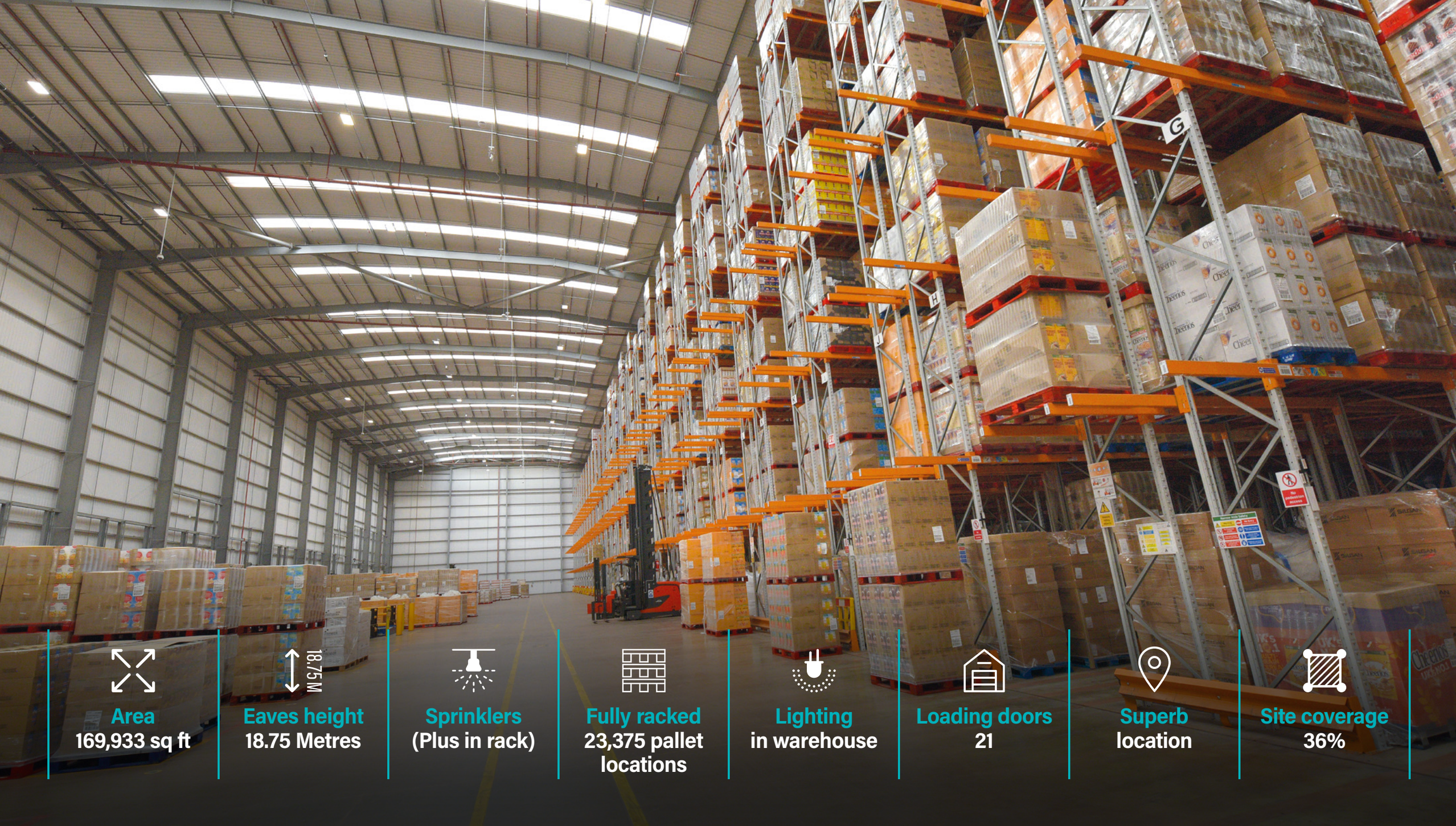
Bromborough 170

THERMAL ROAD, BROMBOROUGH, WIRRAL, CH62 4YB



To Let

Fully fitted with lighting & sprinklers



Area
169,933 sq ft

18.75 M

Eaves height
18.75 Metres

Sprinklers
(Plus in rack)

Fully racked
23,375 pallet locations

Lighting
in warehouse

Loading doors
21

Superb
location

Site coverage
36%

Location

Bromborough is situated on the Wirral Peninsula, forming part of the Merseyside conurbation, to the west of the River Mersey. Liverpool City Centre is 7 miles to the east, Chester lies 12 miles to the south and Birkenhead is 2 miles to the north.

The town benefits from excellent access (via the A41) to the national motorway network, with junction 5 of the M53 being located 2 miles to the south, which in turn links to the M56 and M6 motorways.



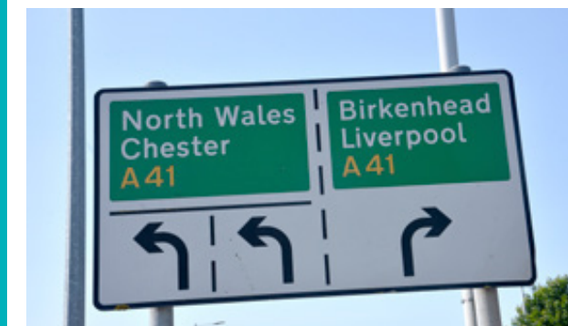
The Wirral is a recognised commercial location for industries such as petrochemical, car manufacturing and port related businesses. Major companies represented in the area include Shell UK, General Motors, Unilever and Meyer International. Bromborough is one of the principle commercial centres on the Wirral



Drive Times

Queensway Tunnel to Liverpool	7 miles / 20 mins
M53 Junction 5	3 miles / 7 mins
Chester	18 miles / 22 mins
Manchester	43 miles / 50 mins
Birmingham	100 miles / 100 mins
Liverpool John Lennon Airport	15 miles / 40 mins
Manchester Airport	37 miles / 40 mins







Situation

Wirral International Business Park comprises a 336 hectare site and is of the region's leading business locations. Occupiers include; Unilever, Balfour Beaty, The Mayer Group Limited, Abbey Logistics, Biffa Waste Services, Lewis Reed and TSW Engineers.

Within the Business Park is the Croft Retail scheme, with occupiers including M&S Foodhall, The Range, Dunelm, Currys PC World, McDonalds and Next.

Why Bromborough?

- **Wirral's key Inward Investment location**
- **Excellent transport links**
- **Key business hub for commercial, light industrial and distribution sectors**
- **Close to Twelve Quays ferry terminal and Wallasey & Birkenhead docks.**
- **Adjacent to Mersey Wharf Docks**
- **Large available workforce on the Wirral**


A.M. TRANSPORT (LIVERPOOL) LTD
DEVEREUX
amco
CurrieSolution

Specification

Area
169,933 Sq Ft

Eaves Height
18.75 Metres

Fully Racked
23,375 Pallet Locations

Sprinklers
(Plus In Rack)

Lighting
In Warehouse

Site Coverage
36%

Yard Depth
55 Metres

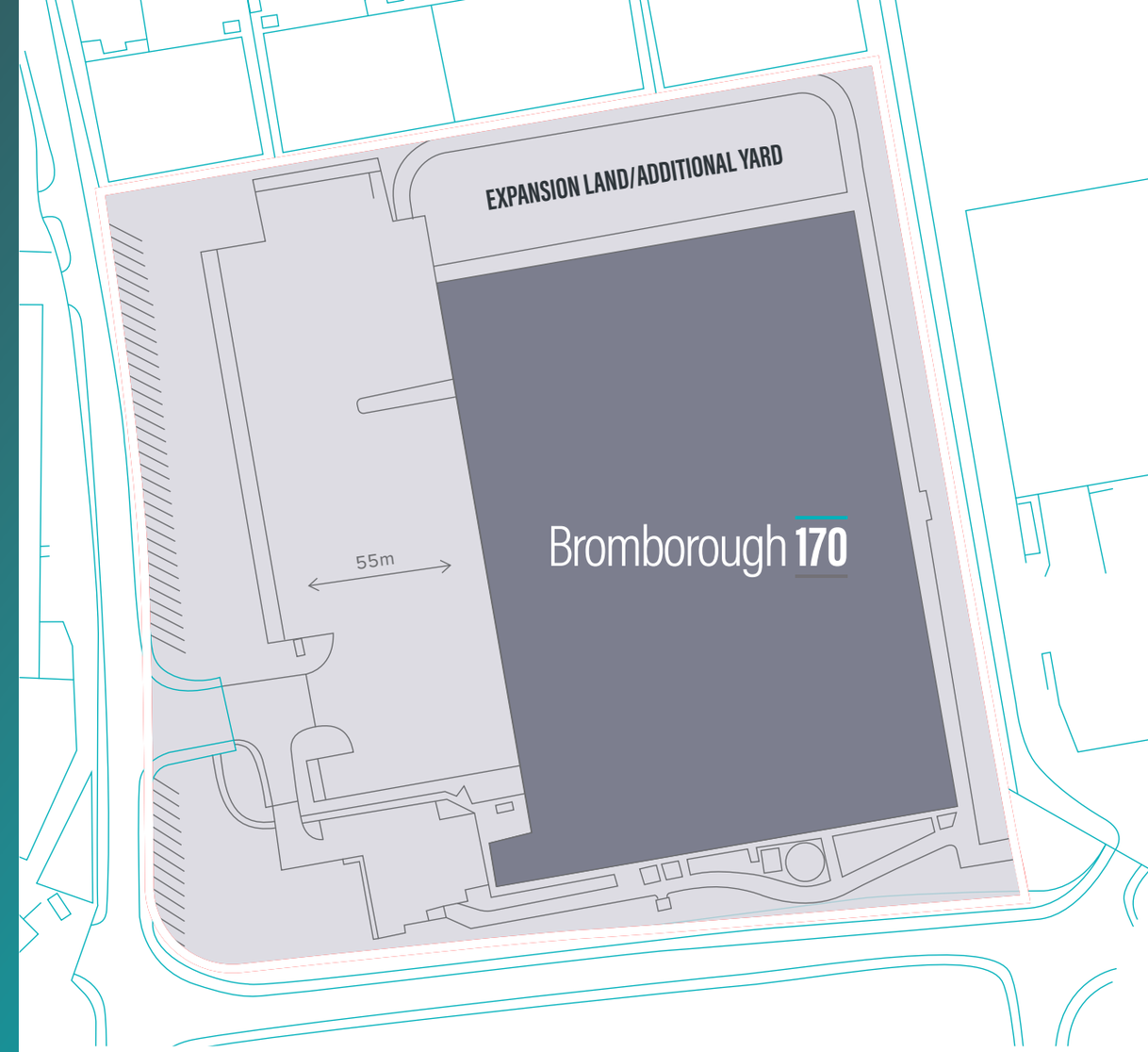
Level Access Doors
3

Dock Level Doors
18

Office Content
4%

Accommodation

	Area (Sq ft)	Area (Sq M)
Warehouse	163,203	15,162.0
Office	6,730	625.2
Total	169,933	15,787.2



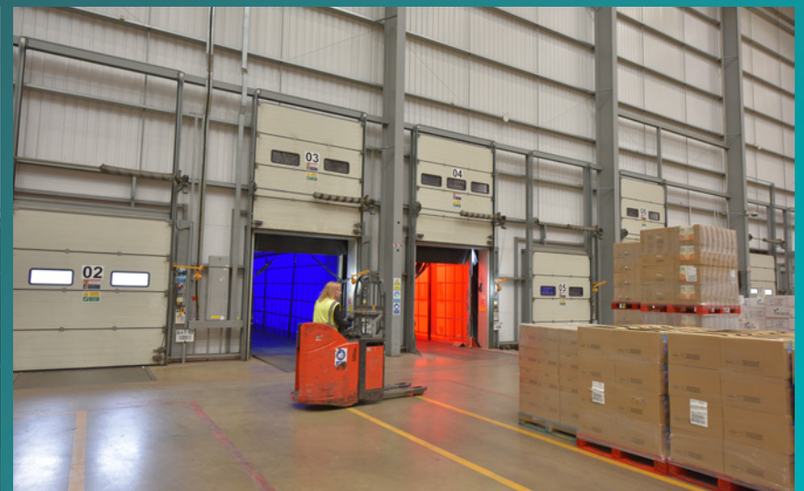
The site extends to 10.91 acres (4.41 ha), reflecting a very low site coverage of 36%.




owens




GB74-20
YT203-EV
TERBERG
YE22 YVB


02
03
04


great bear






great bear
FOR THE LONG HAUL



Liverpool City Region Freeport

Bromborough 170 sits within the Liverpool City Region Freeport.

A Freeport customs site (or "free zone") is a secure, enclosed area where some normal tax and customs rules do not apply. Eligible businesses can apply to operate within it and benefit from:

Duty and VAT suspension:

No duty or import VAT is paid on goods brought onto the site until they enter the UK domestic market.

Duty exemption on re-exports:

No duty is paid on goods that are re-exported, unless they are subject to duty drawback clauses under the relevant trade agreement.

Duty inversion:

Duty can be calculated on either the imported components or the finished product, whichever is lower, unless anti-dumping duty applies.

Processing and manufacturing:

Both imported and domestic goods can be stored, processed or manufactured on site. This adds value before the goods are exported, or before they are released into the UK with duty paid at that point.

Simplified procedures:

Goods can be stored indefinitely, unlike temporary storage, which is capped at 90 days.

A single authorisation reduces contact with HMRC.

Customs documentation is simplified.

Goods can move by conduct between customs sites and other UK Freeports.

Click here to **find out more**

£800m GBP of total investment

14,000 gross direct and indirect jobs

310HA of land for development

£850m GVA

Liverpool City Region Freeport

Further Information

Terms

The unit is available on a new FRI lease on terms to be agreed.

Energy Performance Certificate (EPC)

The Property has an EPC rating of B (33).

VAT

All figures quoted will be subject to VAT where applicable.

Legal Costs

Each party to bear their own costs incurred in the transaction.

Anti Money Laundering

Proposed occupiers agree to provide evidence of their identity, management or ownership structure, as well as recent proof of address, photographic ID and in the case of purchasers, source of funding.



Bromborough 170

THERMAL ROAD, BROMBOROUGH, WIRRAL, CH62 4YB

Contact

For further information or to arrange a viewing, please contact the joint agents;

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