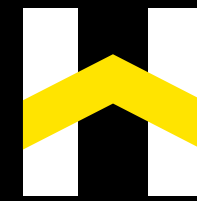


TO LET

PRIME, NEW BUILD DISTRIBUTION/WAREHOUSE FACILITY

220,136 SQ FT (20,450 SQ M)

READY FOR OCCUPATION **H2 2027**



HUYTON
220

Wilson Road
Huyton
L36 6AE

///BRANDS.TEST.CHAINS

**18M CLEAR
INTERNAL HEIGHT**
20% More Capacity
than the Competition at 15M

**65.5M
YARD
DEPTH**

**1.6 MVA
POWER
SUPPLY**

**49,000
PALLET
SPACES**

**192 CAR
PARKING
SPACES**

**LOCATED AT
M62 JUNCTION 6
/M57 JUNCTION 1**

SITUATION



25 MINS (9.4 MILES)
TO LIVERPOOL

HUYTON STATION ➡



13 MINS
TO LIVERPOOL

HUYTON TOWN CENTRE

1 mile



Direct Bus Route



**JUST A
20 MIN WALK**
TO HUYTON
TOWN CENTRE



10 MINS (5.8 MILES)
TO KNOWSLEY



M62
JCT 6

0.5 miles
to Motorway

M57
JCT 1

M57
JCT 1

M62
JCT 6



40 MINS (26.5 MILES)
TO MANCHESTER

**STRATEGICALLY POSITIONED OFFERING
IMMEDIATE ACCESS TO BOTH M62
AND M57, AND A SUBSTANTIAL LOCAL
WORKFORCE AND CUSTOMER BASE**



THE SITE

Prime New Build

**220,136 SQ FT
(20,450 SQ M)**

Distribution/Warehouse Facility
on a **10.8 ACRE SITE**

ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	206,927	19,223
First Floor Offices	5,715	531
Second Floor Offices	5,715	531
Transport Office	1,679	156
Gatehouse	100	9.30
GIA	220,136	20,450

*Opportunity
for additional
Third Floor Offices
5,715 SQ FT
(531 SQ M)



SPECIFICATION

WE HAVE IT ALL....

ESG / GREEN CREDENTIALS

TARGETING
BREEAM®
EXCELLENT



EV CHARGE
POINTS



EXTERNAL
WELLNESS
AREAS



ROOFTOP
SOLAR PV



SUBSTANTIAL
NATURAL
LIGHT



18M CLEAR
INTERNAL
HEIGHT



65.5M
YARD
DEPTH



1.6 MVA
POWER
SUPPLY



49,000
PALLET
SPACES
(VNA)



20 DOCK
LEVEL
DOORS



3 LEVEL
ACCESS
DOORS



35 HGV
TRAILER
PARKING
SPACES



192 CAR
PARKING
SPACES



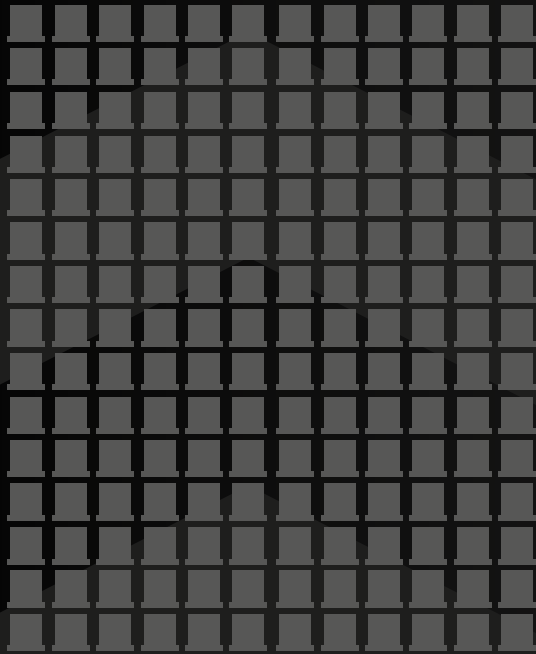
3 STOREY
OFFICES HQ
OPPORTUNITY



ROOF
TERRACE

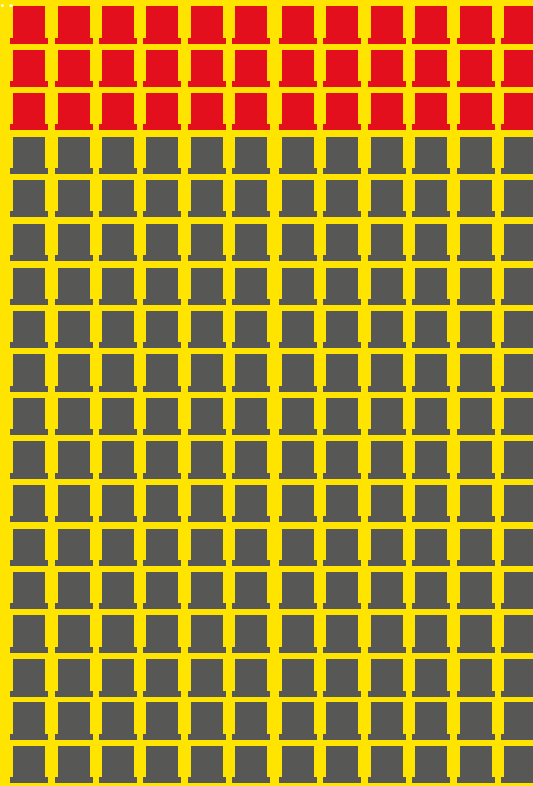
20%

MORE CAPACITY THAN A
BUILDING OF THE SAME SIZE
WITH A 15M CLEARANCE HEIGHT



18M

CLEAR INTERNAL HEIGHT



WITH A CLEAR INTERNAL
HEIGHT OF **18 METRES**

HUYTON220

PROVIDES RACKING SPACE FOR
49,000 PALLETS

THIS REDUCES
RENTAL COSTS TO

£0.19
PER CUBIC FT

COMPARED TO

£0.23
PER CUBIC FT
WITH A 15M CLEAR
INTERNAL HEIGHT

(AT PREVAILING PRIME RENTAL RATES)

17.35%

LOWER COST



VIEW INDICATIVE
RACKING PLANS

STANDARD GRADE A UNITS OFFER 15M INTERNAL HEIGHT

49,000 pallet spaces in a standard unit would require a floor space of c.265,000 sq ft

LOCATION

UNRIVALLED ACCESS

DRIVE TIMES

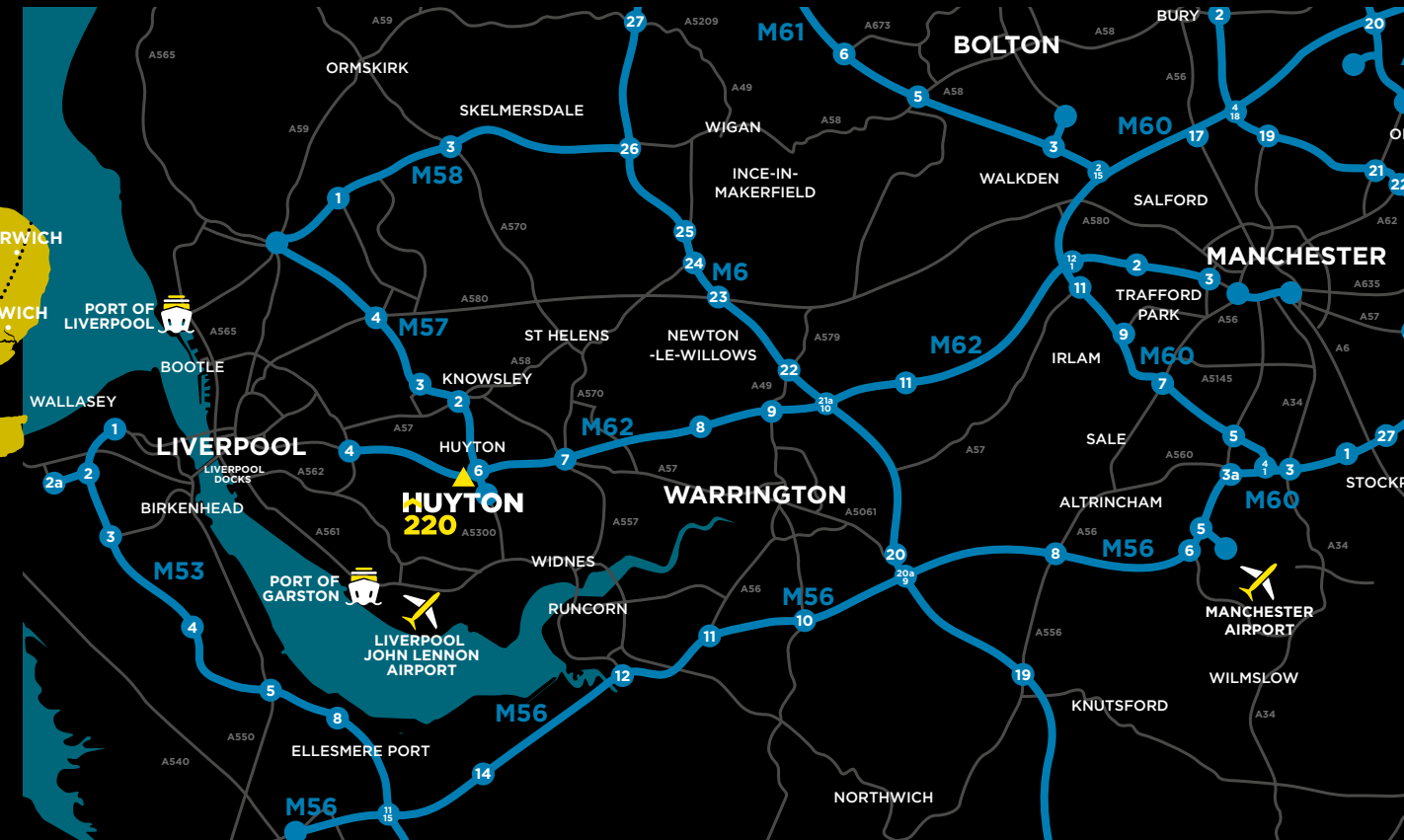
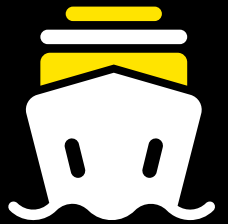
		
M62	4 mins	0.5 miles
M57	4 mins	0.5 miles
M6	26 mins	18.5 miles
		
Liverpool	18 mins	9 miles
Manchester	47 mins	32.9 miles
Leeds	1hr 20 mins	71 miles
Birmingham	1hr 40 mins	96 miles
		
Manchester Airport	28 mins	28.2 miles
Liverpool John Lennon	20 mins	10.5 miles
		
Port of Garston	18 mins	6.7 miles
Port of Liverpool	26 mins	15.3 miles



BY TRAIN (from Huyton Station)

Liverpool	8 mins
Wigan	20 mins
Preston	45 mins
Manchester	48 mins
Leeds	1hr 31 mins
Birmingham	2hrs
London	2hrs 31 mins

LIVERPOOL IS HOME TO THE UK'S BIGGEST WESTERN-FACING PORT WHICH HANDLES **45% OF THE UK'S TRADE FROM THE UNITED STATES**



YOU'RE IN GOOD COMPANY...



DEMOGRAPHICS



A local population of
318,410
within 15 min drive
extending to
1.85 MILLION
within 30 mins drive



c.68%
of the nearby population
of working age, work in
**LOGISTICS &
MANUFACTURING**



2.57 MILLION
ECONOMICALLY ACTIVE residents
live within a **45 minute drive**

(All data from 2024 census.)

AVERAGE GROSS
WEEKLY PAY

OF FULL TIME EMPLOYEES (2025)

£793
Knowsley

£823 **£852.6** **£850.7** **£929.5**
Liverpool St Helens Wirral Warrington

NORTH WEST REGIONAL AVERAGE £857.1

UK AVERAGE £920.80

(Source: www.ons.gov.uk)



**HUYTON
220**



15
MINS



30
MINS



45
MINS



GENERAL
POPULATION

318,410

1.85M

5.6M



WORKING AGE
POPULATION

201,804

1.2M

3.62M



WORKERS IN
LOGISTICS & MANUFACTURING

88,119

483,550

1.36M



ECONOMICALLY
ACTIVE POPULATION

148,606

863,311

2.57M

(All data from 2024 census.)

THE TOWN OF HUYTON IS DUE TO BENEFIT
FROM A £200M REDEVELOPMENT AND
REGENERATION PROGRAMME WHICH IS
PROJECTED TO PRODUCE **£50M PER YEAR**
GROWTH IN LOCAL ECONOMIC ACTIVITY

(Source: stmichaelshuyton.co.uk/project-scope/).



**HUYTON
220**

LCR FREEPORT

HUYTON220 SITS WITHIN THE LIVERPOOL CITY REGION FREEPORT.

Subject to application, occupiers may benefit from the following advantages:

Duty & VAT Suspension on all goods held within the site.

Full Duty Exemption for goods that are re-exported.

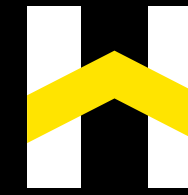
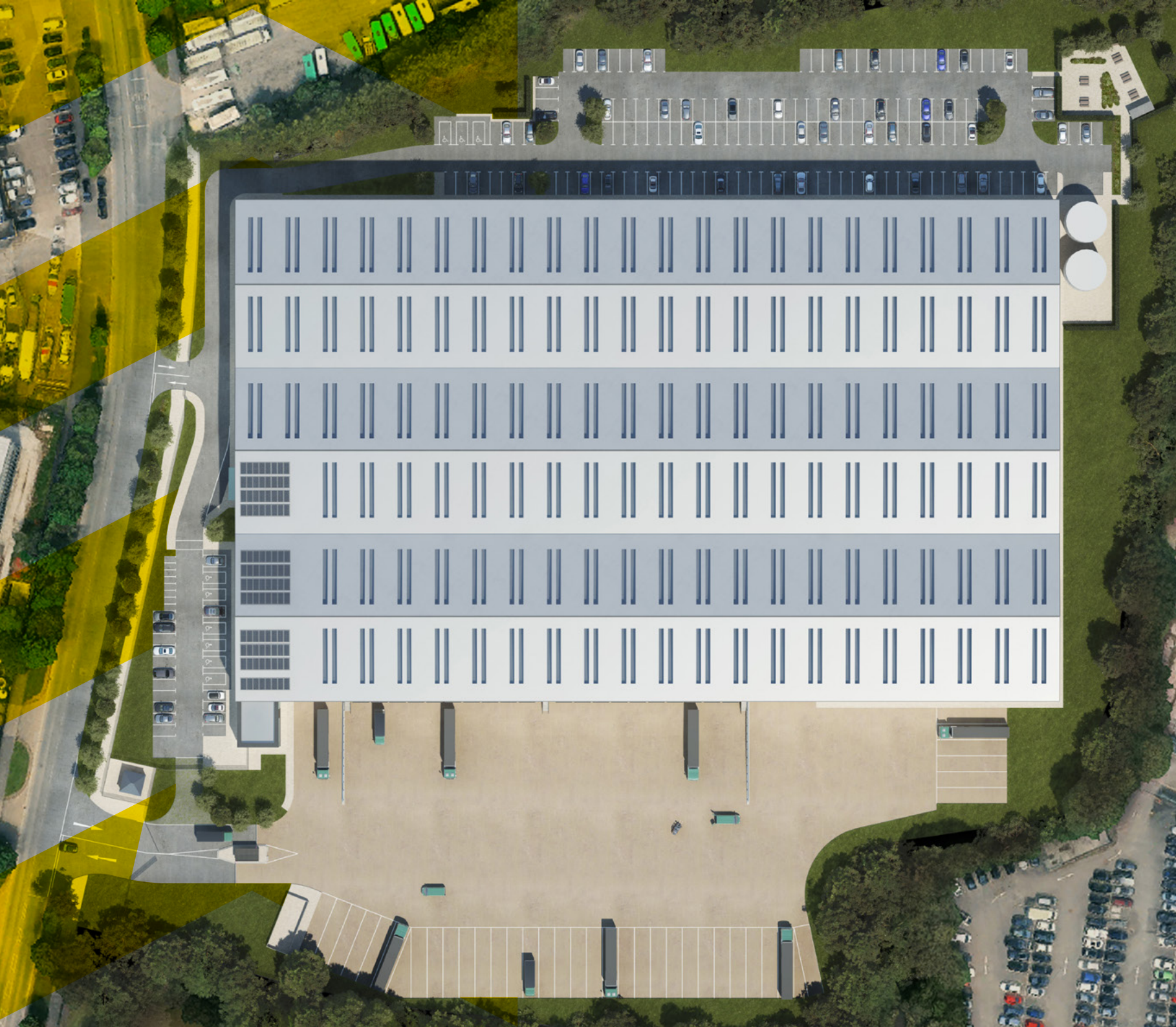
Unlimited Storage Time for goods, offering greater supply chain flexibility.

Simplified Goods Movement between all UK freeports.

Streamlined Customs through a single HMRC authorization, reducing administrative overhead.

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





HUYTON 220

Wilson Road
Huyton
L36 6AE

///BRANDS.TEST.CHAINS

CONTACT

For more information, please contact the agents:

Joe Bostock

07933 516 465

joe.bostock@jll.com

Tom Watkins

07917 093 167

tom.watkins@jll.com

Sam Royle

07793 808264

s.royle@box4realestate.co.uk

James Goode

07891 810260

j.goode@box4realestate.co.uk



0161 828 6440

jll.co.uk/property



BOX4REALESTATE.CO.UK

0161 327 0444

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. January 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk