

TO LET

PRIME, NEW BUILD DISTRIBUTION/WAREHOUSE FACILITY

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

READY FOR OCCUPATION H2 2027



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



65.5M
YARD
DEPTH



1.6 MVA
POWER
SUPPLY



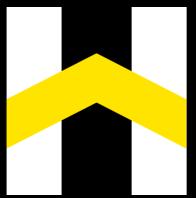
49,000
PALLET
SPACES



192 CAR
PARKING
SPACES



LOCATED AT
M62 JUNCTION 6
/M57 JUNCTION 1



HUYTON
220

Wilson Road
Huyton
L36 6AE

//BRANDS.TEST.CHAINS

SITUATION



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...



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

ESG / GREEN CREDENTIALS

TARGETING
BREEAM®
EXCELLENT

EV CHARGE
POINTS

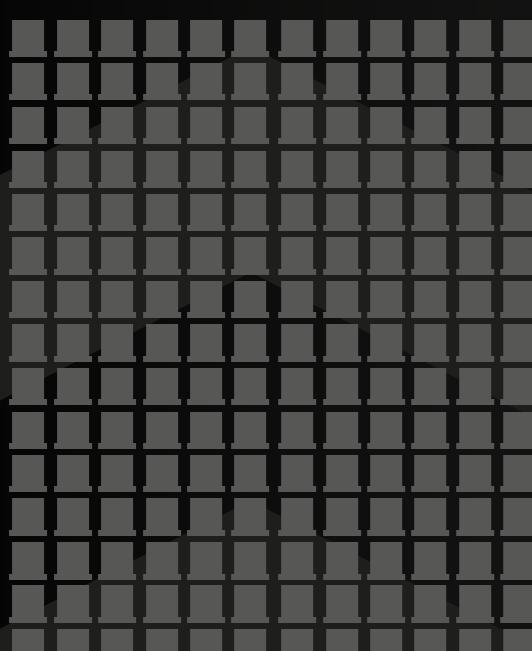
EXTERNAL
WELLNESS
AREAS

ROOFTOP
SOLAR PV

SUBSTANTIAL
NATURAL
LIGHT

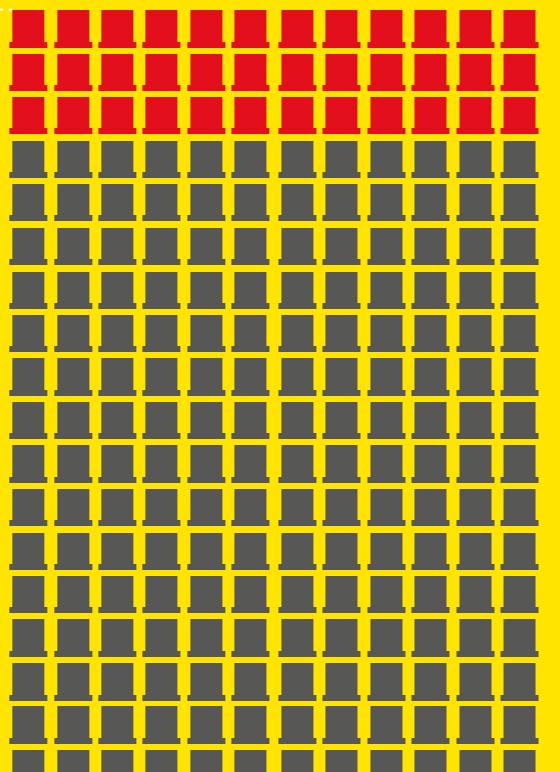
20%

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

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



[VIEW INDICATIVE
RACKING PLANS](#)

HUYTON
220

LOCATION

UNRIVALLED ACCESS

DRIVE TIMES

	M62	4 mins	0.5 miles
	M57	4 mins	0.5 miles
	M6	26 mins	18.5 miles

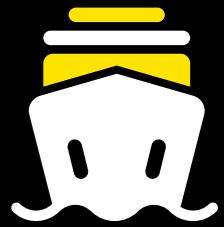
	Liverpool	18 mins	9 miles
	Manchester	47 mins	32.9 miles
	Leeds	1hr 20 mins	71 miles
	Birmingham	1hr 40 mins	96 miles

	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



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



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

YOU'RE IN GOOD COMPANY...



JAGUAR



LAND ROVER



YODEL



home bargains



amazon



MATALAN



Bell's Healthcare



QVC



DHL



ALSTOM



DENHOLM



ANTOLIN

**HUYTON
220**

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)

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

NORTH WEST REGIONAL AVERAGE £857.1

UK AVERAGE £920.80

(Source: www.ons.gov.uk)

£793
Knowsley



**HUYTON
220**



**15
MINS**

**30
MINS**

**45
MINS**

GENERAL
POPULATION

WORKING AGE
POPULATION

WORKERS IN
LOGISTICS & MANUFACTURING

ECONOMICALLY
ACTIVE POPULATION

318,410

1.85M

5.6M

201,804

1.2M

3.62M

88,119

483,550

1.36M

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/).

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.

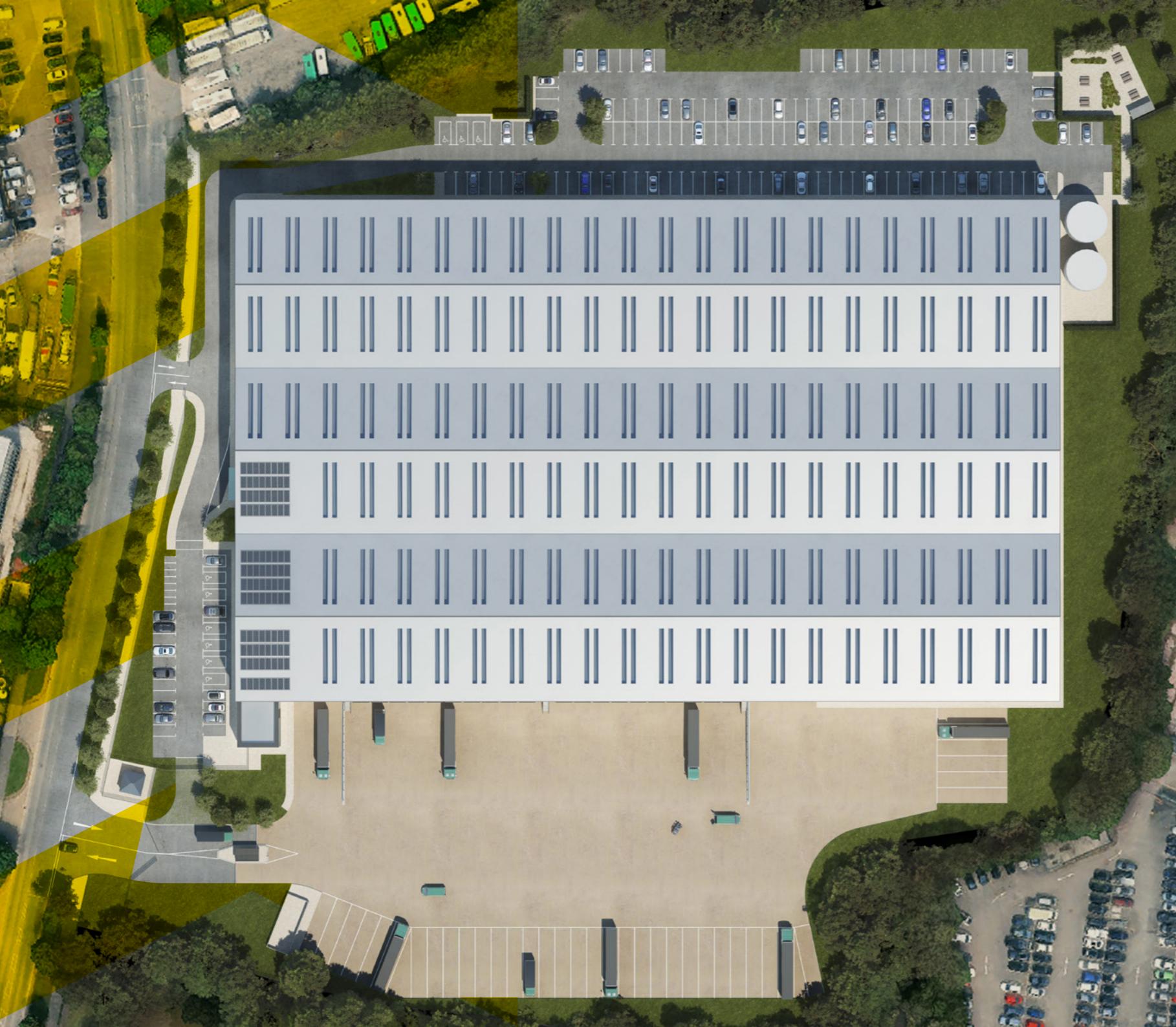
Unlimited Storage Time for goods, offering greater supply chain flexibility.

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





///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



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