

**INDUSTRIAL /
WAREHOUSE
UNITS**

UNIT A1 74,798 sq ft (6,949 sq m)
UNIT A2 48,837 sq ft (4,537 sq m)
UNIT B 66,499 sq ft (6,178 sq m)

**PHASE TWO
DETAILED
PLANNING SECURED**



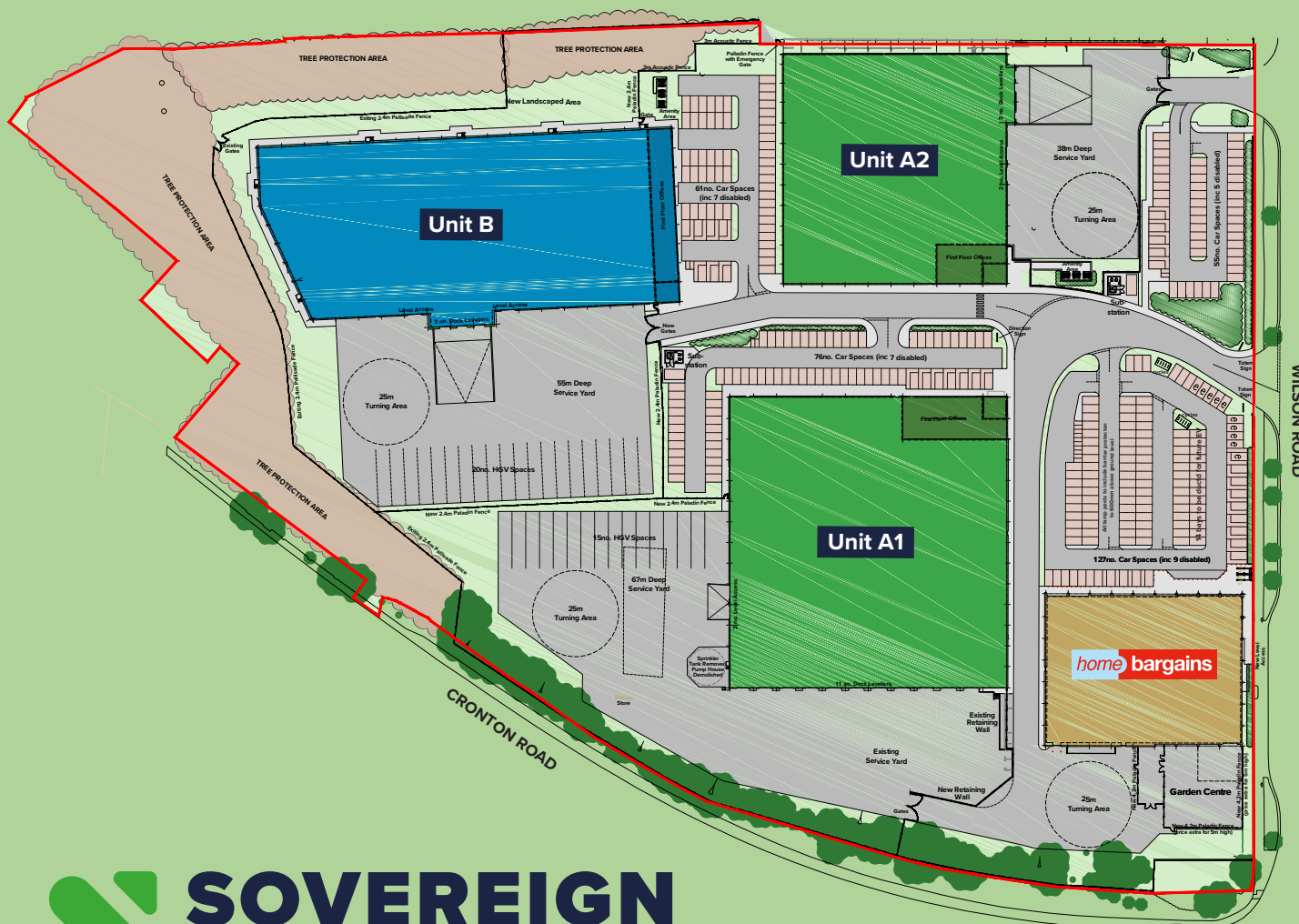
Unit B

Unit A2

Unit A1

home bargains

Units A1, A2 & B will provide high quality fully refurbished self contained industrial/warehouse units in a strategic location.



Unit	Ground Floor	First Floor / Office	Total	Eaves Height	Car Parking (Accessible)	Cycle Parking	Motorcycle Parking	EV Charging Point (Enabled with ducting)	HGV Parking
A1	71,106 sq ft (6,606 sq m)	3,692 sq ft (343 sq m)	74,798 sq ft (6,949 sq m)	A1 – 5.7m (approx.)	76 (7)	8	2	2 (28)	15
A2	46,502 sq ft (4,320 sq m)	2,335 sq ft (217 sq m)	48,837sq ft (4,537 sq m)	A2 – 6.7m (approx.)	55 (5)	8	2	2 (17)	-
B	62,861 sq ft (5,858 sq m)	3,638 sq ft (338 sq m)	66,499 sq ft (6,178 sq m)	B – 6.9m (approx.)	61 (7)	8	2	2 (21)	20
Retail Store			25,715 sq ft (2,389 sq m)	-	127 (9)	18	10	10 (14)	-
Total Site GIA			215,849 sq ft (20,053 sq m)		319 (28)	42	16	16 (80)	35



Steel portal frame / Steel truss construction



Dock level and level access loading doors



Eaves height up to 6.9m



High quality refurbishment / re-modelling



Low energy lighting



Self contained units'



First floor office accommodation



Dedicated trailer & car parking areas

Unit A1 & A2 Front View



Unit A1 Front View



Unit A1 Rear View

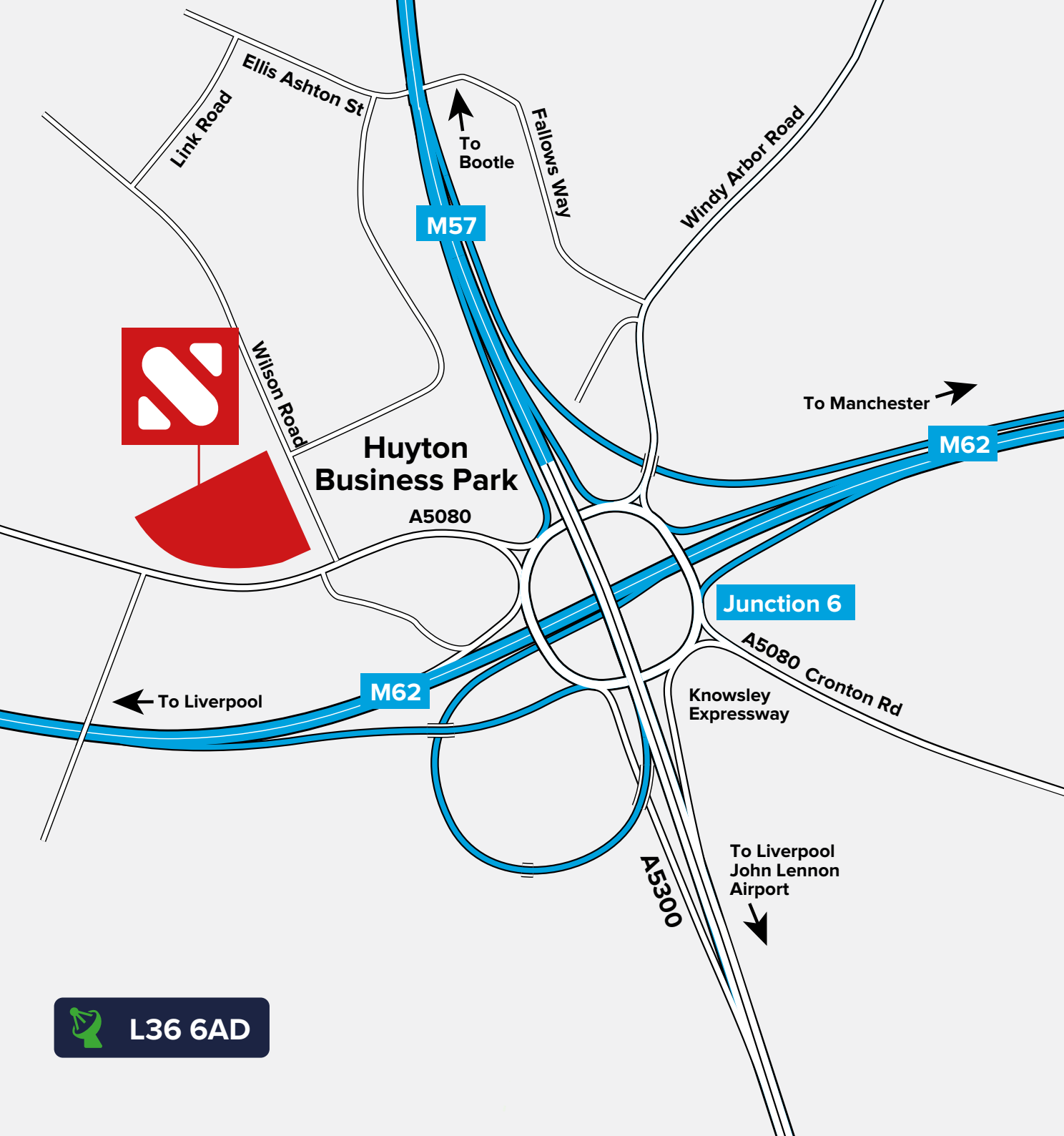


Unit A1 Rear View



Unit B - Front & Rear View



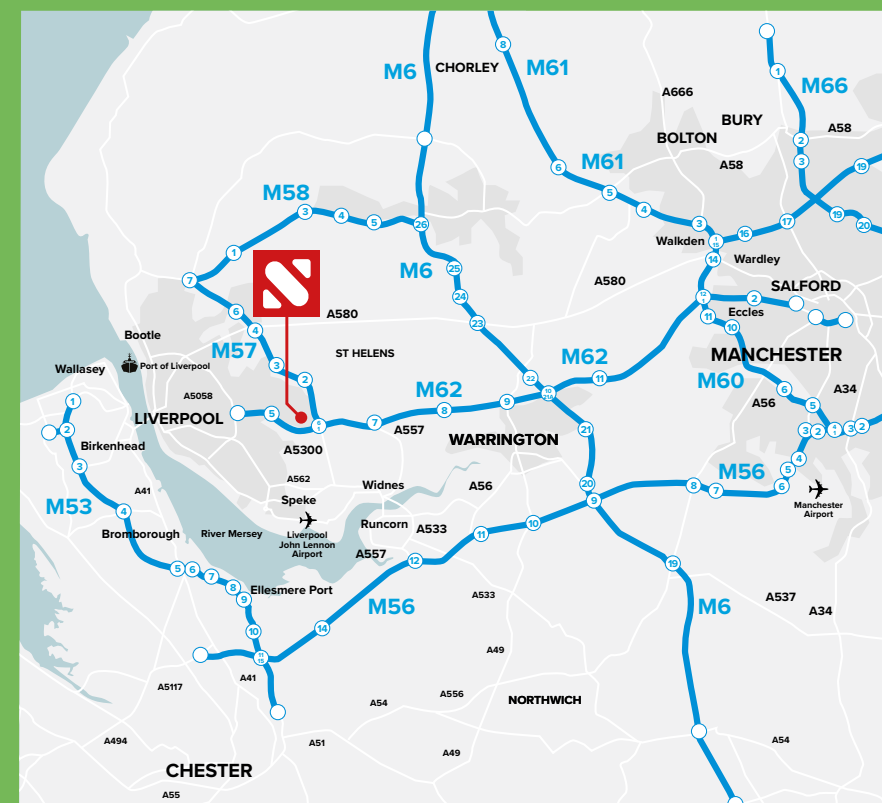


 **L36 6AD**

Huyton Business Park comprises a well-established predominantly industrial and trade counter location, strategically situated adjacent to the M62/M57 intersection, known locally as Tarbock Island. Liverpool City Centre is located approximately 9.5 miles to the West of the property, whilst Warrington and Manchester are located 11.5 miles and 25 miles to the East.

The estate benefits from excellent road communications, with good access to the M57, M56, M62, M58, M53 and the M6 motorways. Liverpool John Lennon Airport is located approximately 7 miles South, with Manchester International Airport located approximately 28 miles South East. Liverpool Lime Street station and Runcorn station provide regular rail services to London Euston, and also provide links to the North West including Manchester, Preston and Warrington.

The region is further enhanced by the completion of a number of major infrastructure projects which include the Liverpool2 Container Terminal and also the New Mersey Crossing Bridge.



 **SOVEREIGN**
INDUSTRIAL PARK
WILSON ROAD, HUYTON BUSINESS PARK, LIVERPOOL L36 6AD

LIVERPOOL

M62

CADENT

WILSON ROAD

COREX
LIVERPOOL

ROYAL MAIL

JOHN MASON
INTERNATIONAL

LFC

HEMSEC

BATLEYS
LIVERPOOL

OLYMPIC
OILS

ANTOLIN
INTERIORS

M57

VILLAGE
HOTEL



M62

A5300 KNOWSLEY EXPRESSWAY

J6/1

M6/MANCHESTER

STRATEGICALLY SITUATED ADJACENT
TO THE **M62/M57 INTERSECTION**

SUSTAINABILITY

The development will be carried out to a BREEAM Very Good standard. This places it in the top 25% of buildings & will have a host of features including;



Use of recycled materials



Target of EPC A for all units



Electric vehicle charging points



Units designed to accommodate solar panels



Significant carbon reduction by recycling existing structures



TERMS

On application.

VAT

VAT will be payable where applicable.

LEGAL COSTS

All parties will be responsible for their own legal costs incurred in the transaction.

EPC

The units will have an Energy Performance Certificate upon completion.

FREEPORT STATUS

Liverpool City Region has been granted Freeport Status. Freeport goods can be imported, manufactured and re-exported without being subject to customs checks, paperwork or tariffs.*

- Free Zone – An enclosed, secure customs zone.
- Some standard tax and customs rules do not apply.
- Reduced import tariffs on goods.
- Storage and manufacture of imported goods.
- Offers the ability to add value before goods are re-exported.



SOVEREIGN

INDUSTRIAL PARK

WILSON ROAD, HUYTON BUSINESS PARK, LIVERPOOL L36 6AD

FURTHER INFORMATION

Jon Thorne
07738 735 632
jon@b8re.com

Alex Perratt
07951 277 612
alex@b8re.com

B8

0151 675 5000

www.b8re.com

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