

TO LET **WAREHOUSE UNIT** **10,936 SQ FT** (1,015.99 SQ M)
with 0.5 acre yard

OLD DOCK

STALBRIDGE DOCK

THE SITE

RIVER MERSEY

**STALBRIDGE WAREHOUSE,
PORT OF GARSTON**

L19 2JW /// cycle.wacky.turns



24/7
PORT SECURITY



EAVES HEIGHT
8.5M



MULTI-MODAL
TRANSPORT
CONNECTIONS



HGV
ACCESS

OVERVIEW

The unit comprises a warehouse of steel portal frame construction with cladding and an eaves height of 8.5 metres. The quayside detached industrial/warehouse unit is equipped with energy-efficient LED lighting and a 3 phase power supply, and is suitable for a variety of potential uses.

The site has ancillary portacabin accommodation with two toilets, office & canteen facilities. The premises includes a concreted yard of 0.5 acres.





PORT OF GARSTON

The Port of Garston has over 10,000 sq m of common-user flat-stores, 6,000 sq m of segregated storage with **HM Revenue & Customs duty-free approval**. It also provides value-added services, including bagging, blending, rip-and-tip, and stock control.

It also benefits from Soil Association and TASCC accredited grain stores as well as providing open and secure quayside stockpile areas.

Located on the north bank of the River Mersey, seven miles from the centre of Liverpool, the Port plays a central role in supporting industry in the hinterlands of Merseyside, Cheshire, Lancashire and the Midlands. ABP has recently invested £2.5m in enhancing the storage facilities for its customers at Garston, which offers dry bulk accommodation for cargoes such as grain, ores and sand.



LIVERPOOL CITY REGION FREEPORT ZONE

The Port of Garston lies within the Liverpool City Region Freeport Zone, providing **incentives to encourage economic activity**. Click here for further information.

liverpoolcityregion-ca.gov.uk/freeport

SERVICES AVAILABLE

- Agribulks
- Construction
- Rail freight
- Steel and other metals

KEY STATISTICS AND BERTHING INFORMATION

Total port area = 65 acres

Dock, Jetty or Quay	Quay length	Length	Beam	Draught	Normal acceptance dimension of vessels	
					Approx. dwt	
Stalbridge Dock	975 m	152.4 m	19.2 m	9.0 m	10,000	
Old & North Dock	1,405 m	152.4 m	19.2 m	7.5 m	6,500	

See more information on the Port of Garston at:
property.abports.co.uk/port/garston/21158



ACCOMMODATION

The accommodation provides the following GIA's:

Area	Sq Ft	Sq M
Warehouse	10,936	1,015.99

Ancillary portacabin

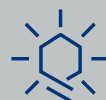
	Acres	Hectares
Yard	0.5	0.2

10,936 SQ FT
with 0.5 acre yard

SPECIFICATION



EAVES HEIGHT
8.5M



LED
LIGHTING
THROUGHOUT



3 PHASE
POWER
SUPPLY



2 GROUND LEVEL
LOADING DOORS
(7M X 7M)



24/7 PORT
SECURITY



OVERHEAD
CRANE



HGV
ACCESS



QUAYSIDE



04

