



Atlantic Park



AtlanticPark

The *New Wave* for logistics

Ideally located near Switch Island, at the key intersection of the M57 and M58 motorways, and just two miles from Liverpool2 deep-water container terminal, Atlantic Park offers one of the region's most connected opportunities. The scheme will provide a best-in-class development within a fully landscaped environment, combining accessibility and quality in a prime Freeport location.





Liverpool
14 mins / 5.5 miles

**MERSEYSIDE
FIRE & RESCUE
SERVICE**

ASDA

**Auto
Windscreens**
CLEARLY GOING PLACES SINCE 1971

Mersey MDF, Plas & Ply
The decorative board specialists

**Choices
Homecare**

DOMINO

**NORTH WEST
FORNTRUCKS LTD**

Port of Liverpool/Bootle
9 mins / 2.0 miles

AtlanticPark Your Global Gateway



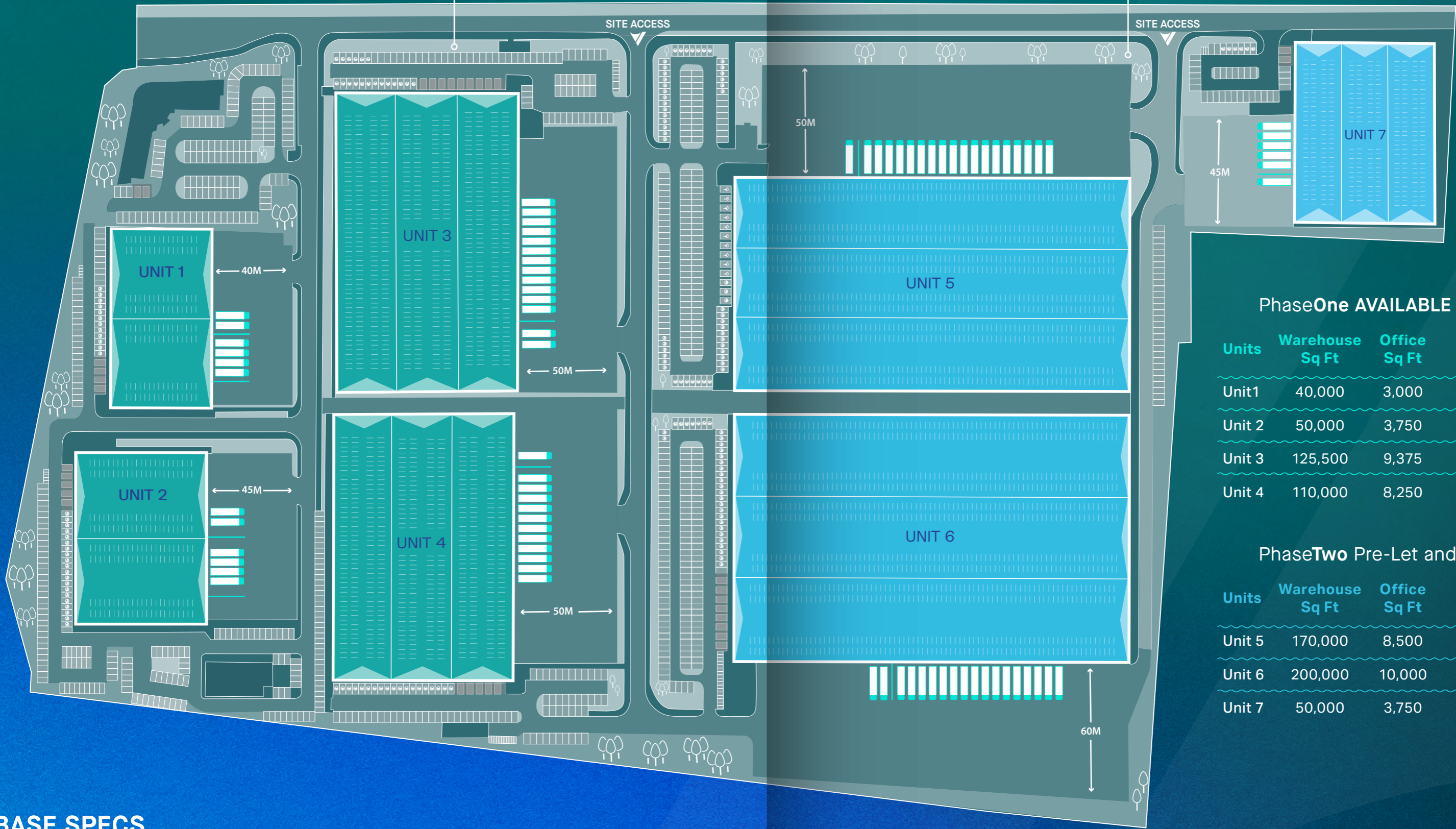
AtlanticPark

M57 / M58 / A59
5 mins / 1.3 miles



Phase One AVAILABLE NOW

Phase Two Pre-Let and D&B



Phase One AVAILABLE NOW

Units	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
Unit 1	40,000	3,000	43,000
Unit 2	50,000	3,750	53,750
Unit 3	125,500	9,375	134,375
Unit 4	110,000	8,250	118,250

Phase Two Pre-Let and D&B

Units	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
Unit 5	170,000	8,500	178,500
Unit 6	200,000	10,000	210,000
Unit 7	50,000	3,750	53,750

BASE SPECS



Up to 60M Service Yard



50-80kN/m² Floor Loading (Site Wide)



Power Supply 7MVA (Site Wide)



Up to 15M Clear Height



Up to 15% Roof Lights




BREEAM Rating 'Excellent'



Speculative Building Units

Units	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
Unit 1	40,000	3,000	43,000
Unit 2	50,000	3,750	53,750
Unit 3	125,500	9,375	134,375
Unit 4	110,000	8,250	118,250

 All buildings Floor Loading 50-80kN/m²

Unit 1 ~ 43,000 Sq Ft Available Now

-  10M Clear Height
-  4 Dock Loading Doors
-  2 Level Access Doors
-  40M Service Yard
-  66 Car Parking Spaces
-  14 Electric Charging Points

Unit 2 ~ 53,750 Sq Ft Available Now

-  10M Clear Height
-  4 Dock Loading Doors
-  2 Level Access Doors
-  45M Service Yard
-  85 Car Parking Spaces
-  20 Electric Charging Points

Unit 3 ~ 134,375 Sq Ft Available Now

-  15M Clear Height
-  9 Dock Loading Doors
-  3 Level Access Doors
-  50M Service Yard
-  115 Car Parking Spaces
-  23 Electric Charging Points

Unit 4 ~ 118,250 Sq Ft Available Now


-  15M Clear Height
-  8 Dock Loading Doors
-  3 Level Access Doors
-  50M Service Yard
-  115 Car Parking Spaces
-  23 Electric Charging Points

Phase One



Pre-Let and D&B opportunities up to 388,000 Sq Ft

Units	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
Unit 5	170,000	8,500	178,500
Unit 6	200,000	10,000	210,000
Unit 7	50,000	3,750	53,750

 All buildings Floor Loading 50-80kN/m²

Unit 5 ~ 178,500 Sq Ft

-  15M Clear Height
-  14 Dock Loading Doors
-  4 Level Access Doors
-  50M Service Yard
-  194 Car Parking Spaces
-  55 Electric Charging Points

Unit 6 ~ 216,000 Sq Ft

-  15M Clear Height
-  14 Dock Loading Doors
-  4 Level Access Doors
-  60M Service Yard
-  166 Car Parking Spaces
-  34 Electric Charging Points

Unit 7 ~ 53,750 Sq Ft

-  10M Clear Height
-  5 Dock Loading Doors
-  2 Level Access Doors
-  45M Service Yard
-  42 Car Parking Spaces
-  8 Electric Charging Points



PhaseTwo





/// NOTED.LAST.SMILES

Located just two miles via the A5036 from the Liverpool2 deep-water container terminal, Atlantic Park is perfectly positioned to serve UK and Irish markets while acting as a key hub in global supply chains. With 35 million consumers within a 150-mile radius, the scheme offers unparalleled access to a vast customer base.

Destination	Miles	Time
Manchester Airport	40	51 Min
Liverpool	2	12 Min
Widnes Rail Freight	17	22 Min
Liverpool Airport	19	27 Min
Manchester	36	45 Min
Leeds	76	1 Hr 30 Min
Sheffield	82	1 Hr 57 Min
Nottingham	102	2 Hr 18 Min
Birmingham	112	2 Hr 33 Min

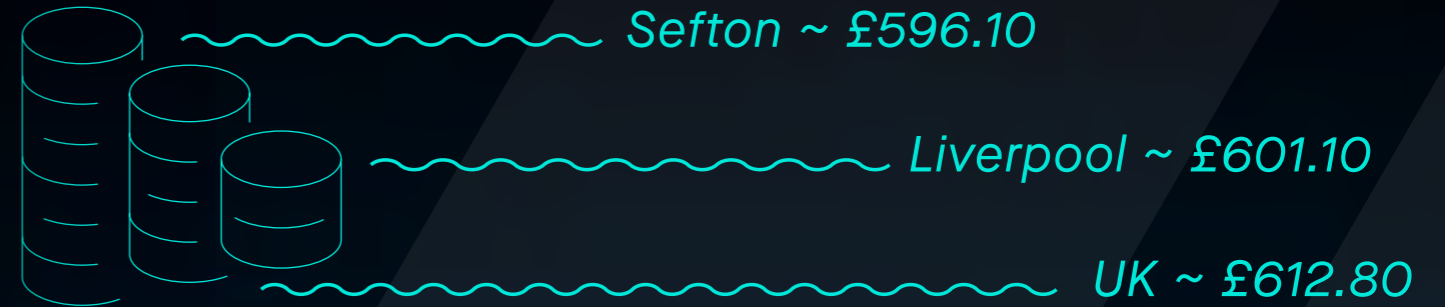




A Thriving Hub for Jobs, Skills & Growth

Atlantic Park benefits from excellent public transport links and is within walking distance of a large, skilled workforce. Local wages are competitive when compared to city-wide and national averages. For occupiers seeking a broader talent pool, there are 3 million working-age people located within a 45-minute commute of the site.

Competitive wages



Local population



562,160 People within **15 Mins**



1.7 Million within **30 Mins**



3 Million within **45 Mins**

Good public transport links



Mersey travel bus services 159 & 56



Aintree Station 10 Min walk



Over 12,000 Potential workers within walking distance



Freeport Access. *Atlantic* Advantage.

What is a Freeport?

Created by the government to boost economic growth, Freeports are specific geographic areas which have different tax and customs rules than the rest of the country. There are two main zones within a Freeport, Tax Zones, and Customs Zones. Atlantic Park sits within a Customs Zone of Liverpool Freeport.

What are the benefits of a Customs Zone?

The customs procedures for goods entering a Freeport Customs Zone are simplified and the goods don't attract payable tariffs. Businesses operating within these zones enjoy a deferment of tariffs on goods destined for other parts of the UK until they are shipped. They can avoid tariffs altogether if they bring in goods for manufacture or assembly on-site before re-exporting them to international markets.

This has obvious advantages for any business managing complex global supply chains; supply chains that can now be routed more easily through Liverpool thanks to the development of the Liverpool2 deep water container port, capable of handling the biggest cargo vessels in the world.

Tariff Benefits

Duty referral for goods stored on-site and duty inversion for goods exiting the Freeport. Savings from duties that do not need to be paid on outside goods attract a lower tariff than their component parts.

Duty exemption for goods that are exported from the Freeport.



Promote regeneration and the creation of high-skilled jobs.



Establish UK Freeports as national hubs for global trade and investment



Create hotbeds for innovation and net zero initiatives with private and public sector investment in R&D





Turning the Tide for a Greener, Smarter Atlantic Park



Sustainable urban drainage systems throughout

This will sustainably absorb surface water run-off, mimicking natural drainage processes to manage storm water. The system reduces the burden on the existing drainage system and will mitigate flooding, improve water quality, and support biodiversity. Its overall effect is to create a more resilient and sustainable urban environment.

BREEAM

BREEAM 'Excellent'

All buildings at Atlantic Park will target BREEAM 'Excellent'. The features listed below will all support this, as will the fact that the development is on a remediated brownfield site.



Low embodied carbon construction materials

As important as the operational carbon footprint, a small embodied carbon footprint can significantly reduce the time it takes for a building to become truly carbon neutral.



Energy Performance Certificate A

Target EPC rating: A



All electric futureproof building services

All electric building services, as part of an all-electric built environment, are essential for the deep decarbonisation of the energy supply. With the UK now generating more than half its electricity from renewable sources, all electric solutions will play an important role in enabling the country to achieve zero greenhouse gas emissions by 2050.



Photovoltaic panels

Each unit will feature roof mounted solar panels as standard, with the ability to fit additional capacity according to client needs.



Low embodied carbon construction materials

As important as the operational carbon footprint, a small embodied carbon footprint can significantly reduce the time it takes for a building to become truly carbon neutral.



Electric Car Charging Points

All buildings will have charge points for electric vehicles.



A DEVELOPMENT BY



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