Liverpool City Region Freeport

New Industrial and Logistics Development

7 Units Available
43,183 - 214,705 sq ft



Atlantic Park

Liverpool | M57 & M58 | L30 4AB

A DEVELOPMENT BY

ROYAL LONDON

www.atlanticpark.co.uk

///noted.last.smiles

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 provides a best-in-class development within a fully landscaped environment, combining accessibility and quality in a prime Freeport location.



Mersey MDF, Plas & Ply
The decorative board specialists

Auto Windscreens
CLEARLY GOING PLACES SINCE 1971

DOMINO

MERSEYSIDE FIRE & RESCUE SERVICE

Choices Homecare

ASDA

Liverpool
14 mins / 5.5 miles

Port of Liverpool/Bootle
9 mins / 2.0 miles

A565

M57 / M58 / A59
5 mins / 1.3 miles

DUNNINGS BRIDGE ROAD / A5036

AtlanticPark
Your Global Gateway

AtlanticPark

Units 1-4

Available Now

All buildings Floor Loading 50 kN/m²

Unit 1	Sq Ft
Warehouse	40,201
Office	2,982
Total	43,183

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

Unit 2	Sq Ft
Warehouse	50,481
Office	3,719
Total	54,200

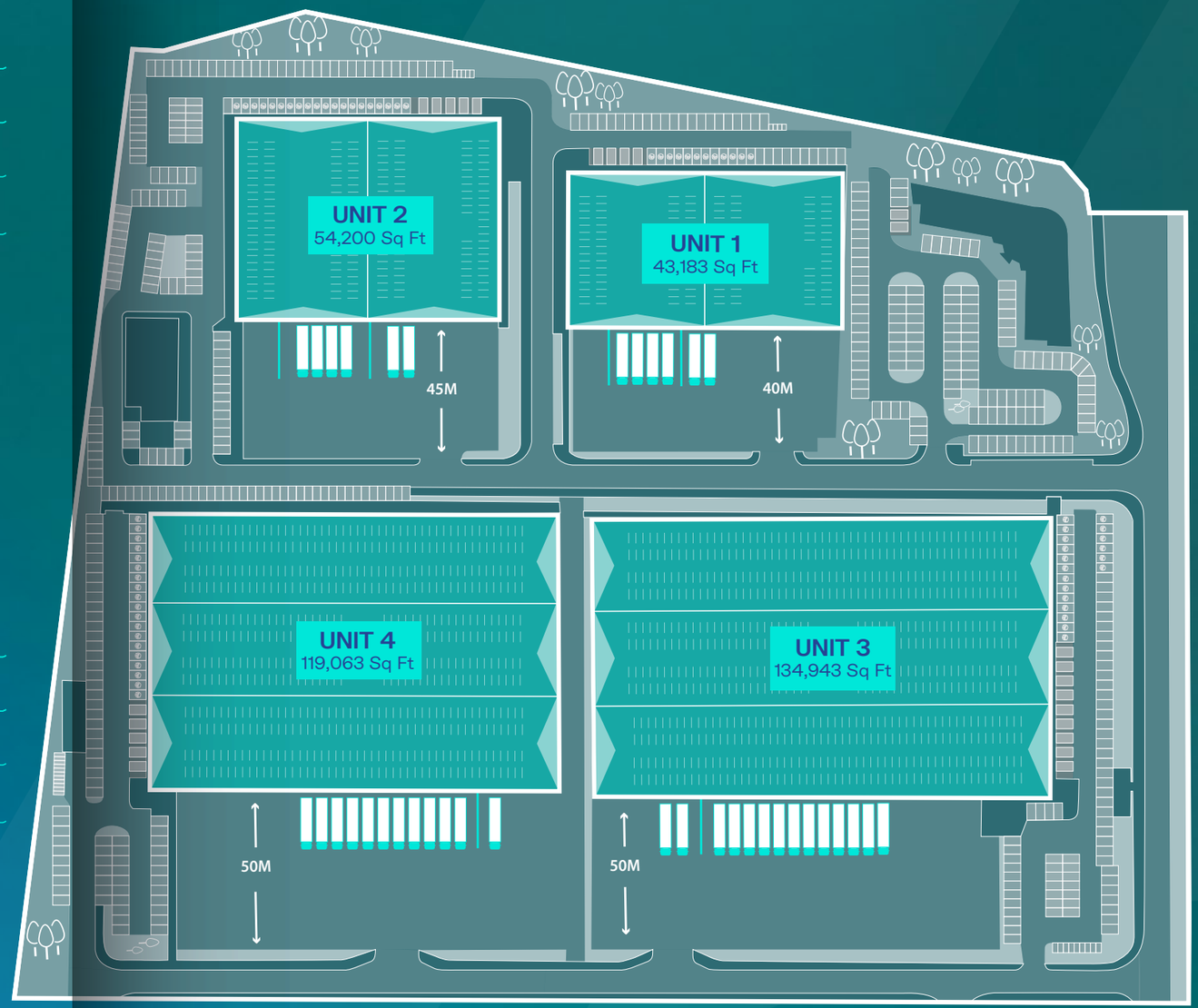
- 10m Clear Height
- 45m Service Yard
- 4 Dock Loading Doors
- 2 Level Access Doors
- 85 Car Parking Spaces
- 20 Electric Charging Points

Unit 3	Sq Ft
Warehouse	125,391
Office	9,552
Total	134,943

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

Unit 4	Sq Ft
Warehouse	110,398
Office	8,665
Total	119,063

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



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Units 1-4



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Units 5-7

Available Now

All buildings Floor Loading 50 kN/m²

Unit 5	Sq Ft
Warehouse	172,746
Office	9,968
Total	182,714

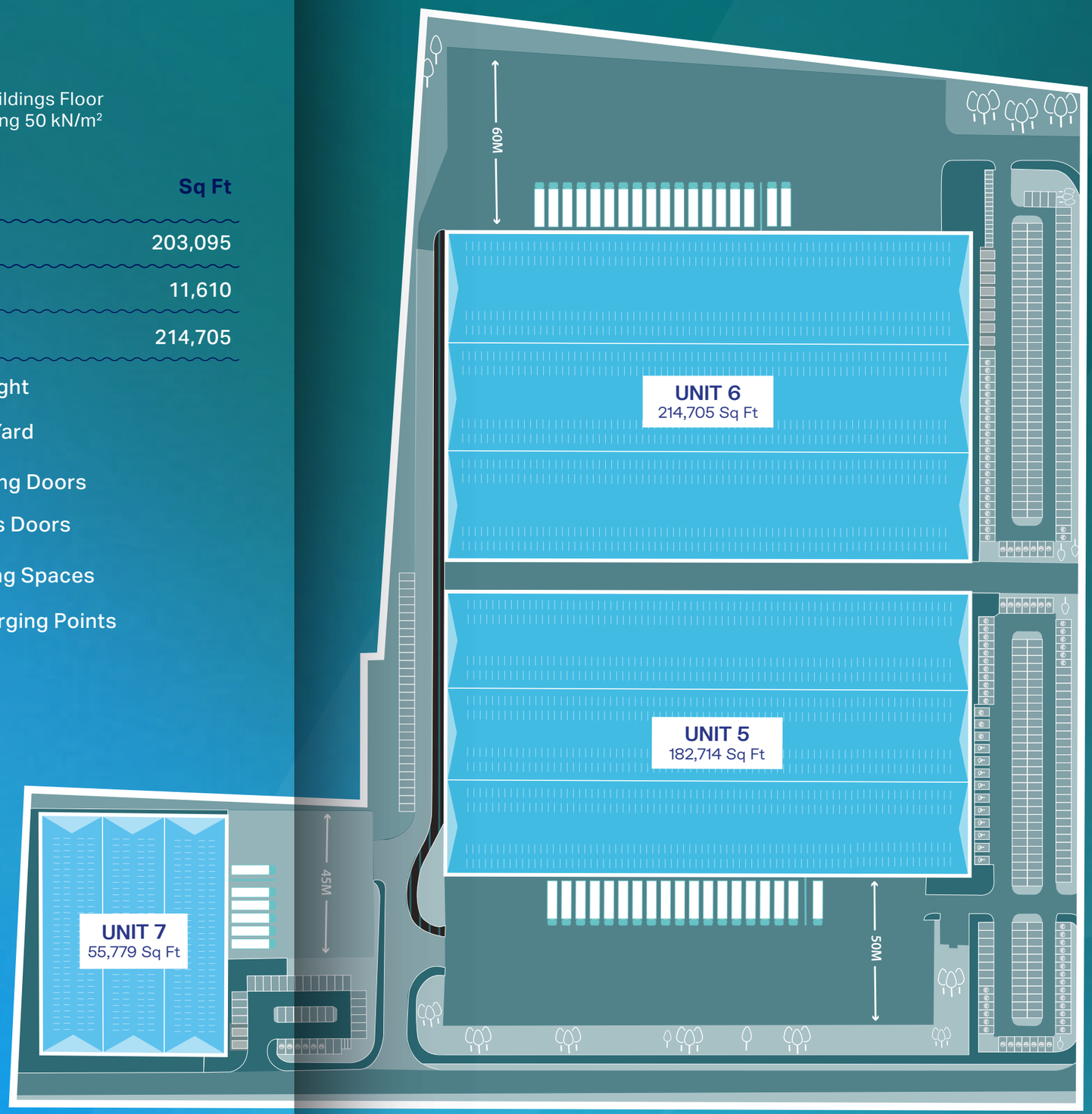
- 15m Clear Height
- 50m Service Yard
- 14 Dock Loading Doors
- 4 Level Access Doors
- 194 Car Parking Spaces
- 55 Electric Charging Points

Unit 6	Sq Ft
Warehouse	203,095
Office	11,610
Total	214,705

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

Unit 7	Sq Ft
Warehouse	51,450
Office	4,329
Total	55,779

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



AtlanticPark

Units 5-7



CGI for indicative purposes only

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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
M57	1.3	5 Min
Port of Liverpool	2	9 Min
Liverpool	5.5	14 Min
Widnes Rail Freight	17	22 Min
Liverpool Airport	19	27 Min
Manchester	36	45 Min
Manchester Airport	40	51 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



AtlanticPark

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



Sefton ~ £596.10

Liverpool ~ £601.10

UK ~ £612.80

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



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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.

Tariff Benefits

Duty deferral 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.

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.

Liverpool City Region 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 'Excellent'

BREEAM

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

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 net 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.

Electric car charging points

All buildings will have charge points for electric vehicles.



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A DEVELOPMENT BY ROYAL LONDON

Atlantic Park

B8

savills

Steve Johnson
steve@b8re.com
07771 888 363

Jon Atherton
jatherton@savills.com
07778 050 197

Alex Perratt
alex@b8re.com
07951 277 612

Jonathan Williams
jonathan.williams@savills.com
07870 183 405

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