



6 ESTUARY BOULEVARD

Estuary Commerce Park,
Speke L24 8RF



TO LET

MODERN DETACHED WAREHOUSE UNIT

19,702 SQ FT
(1,830.38 SQ M)



Mersey Gateway Bridge

Artifex Interior Systems Limited

Jaguar Land Rover

AstraZeneca

Seqirus

A561

DHL

GEB

ADM

Adient

CEVA Logistics

David Lloyd

Estuary Boulevard

New Mersey Shopping Park
Gym, Supermarket, Chemist

A561

Liverpool
7.2 miles / 14 mins

Liverpool 2 Port
14 miles / 25 mins

B&M

B&M

Bidfood

Sainsbury's
Argos

Uniserve

GEB

West Coast Mainline
Station 8 mins

Liverpool John
Lennon Airport

SPECIFICATION

- Constructed 2000
- Modern detached self-contained unit
- Dedicated service yard and separate dedicated car park
- 38 marked car parking spaces (including 2 EV charging bays and 3 disabled bays)
- External lighting to service yard and car park

WAREHOUSE

- Steel Portal frame construction
- Warehouse lighting and gas fired heating
- 3 no. level access loading doors
- 7.08m minimum clearance height to underside of haunch
- 8.35m to apex

GROUND AND FIRST FLOOR OFFICES

- Main reception with full height glazing
- Male, female and disabled WC
- Shower room
- Canteen and kitchen area
- Open plan

ACCOMMODATION

	SQ FT	SQ M
Warehouse	12,506	1,161.86
Ground floor office/amenities	3,670	340.94
First floor Offices/plant	3,526	327.57
Total	19,702	1,830.38





LOCATION

Estuary Business Park is recognised both in the North West and beyond as Liverpool City Region's premier location for a wide variety of business occupiers.

The low density park incorporates striking water features and landscaping, superb infrastructure and superior management standards. Located at the hub of a new integrated road/rail network and next to the UK's fastest growing airport.



DRIVE TIMES

Manchester	40 mins
Leeds	1hr 15mins
Birmingham	1hr 40mins
Cardiff	3hr 20mins
London	3hr 40mins
Glasgow	3hr 40mins
Edinburgh	4hr 10mins



Liverpool John
Lennon Airport
2 mins



Liverpool South
Parkway
2 mins



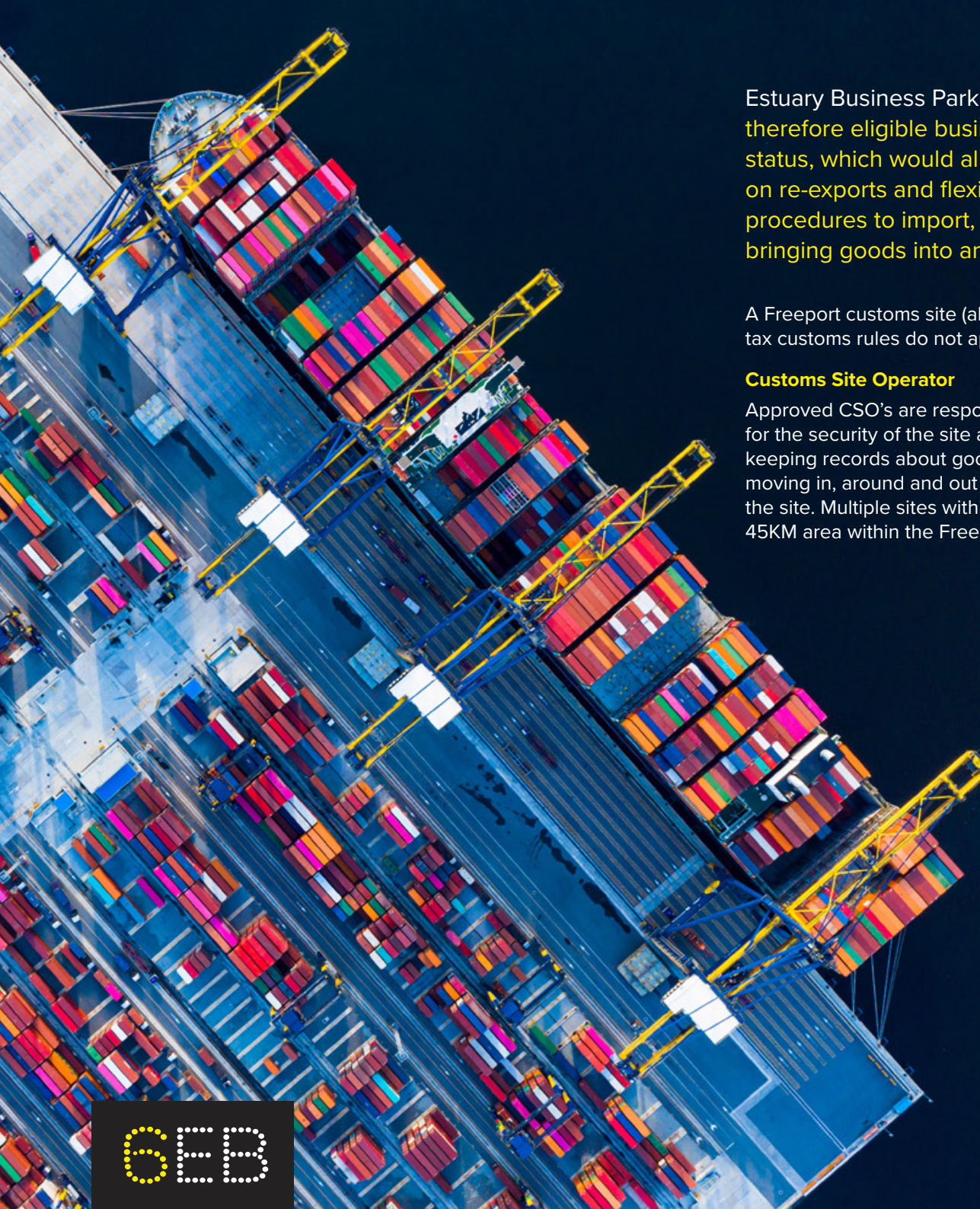
M62 - J4
M57 - J6
10 mins



Port of
Liverpool
15 mins



Manchester
International
35 mins



Estuary Business Park sits within the Liverpool City Region Freeport zone and therefore eligible businesses may be able to apply for Custom Site Operators (CSO) status, which would allow them to take advantage of duty suspension, duty exemption on re-exports and flexibility on how duty is calculated, as well as simplified customs procedures to import, export, store or process goods and streamlined processes for bringing goods into and moving goods between customs sites.

A Freeport customs site (also known as a 'free zone') is a secure, enclosed customs zone where some normal tax customs rules do not apply:

Customs Site Operator

Approved CSO's are responsible for the security of the site and keeping records about goods moving in, around and out of the site. Multiple sites within the 45KM area within the Freeport.

Duty Suspension

Goods moving in to an approved Customs Site will benefit from duty and VAT suspension until they enter the UK domestic market.

Duty Inversion

Ability to calculate the import duties based in the value of inputs of finished goods, whichever is most beneficial (unless goods are subject to Anti-dumping duty).

Duty Exemption

Duty Exemption for Re-exports (unless subject to duty drawback clauses under the relevant TCA) no duty is paid.

Movement by Conduct

Goods can move between other UK Freeports within UK by conduct.

Additional benefits include:

No time limit for storing goods unlike temporary storage, where the maximum storage is 90 days.

All covered by a single authorisation meaning less contact with HMRC.

Declaration by conduct. Ability to move from another special procedure to the Freeport procedure using declaration by conduct.

Simplified declaration. Authorised business can import certain goods to a Freeport customs site with simplified customs documentation. A customs site can't be used as a first point of presentation of goods brought into the UK.

Processing goods. Domestic goods can also be held in a customs site and used in any processing activity. Authorised businesses operating inside the Freeport customs site can store or manufacture goods, using imported goods. By doing this, they can add value before exporting them again and, where certain conditions are met, they won't need to pay import duties. Where goods are declared to free circulation in the UK, relevant duties must be paid before they are released from the customs site. Authorised businesses can utilise the benefits of a CSO. Businesses will need to apply to gain approval from the CSO and HMRC.



**£800m
GBP** of total
investment



14,000 gross
direct and
indirect jobs



310HA
of land for
development



**£850m
GVA**

FURTHER INFO

TERMS

To Let - Available by way of assignment/sublease.

The current lease is held from 11th July 2025 until 10th July 2030 at an annual rent of £177,271 per annum exclusive.

There is a tenant only break option on the 11th July 2028.

EPC

The property has an EPC rating of C (59).

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

Proposed occupiers agree to provide evidence of their identity, management or ownership as well as recent proof of address, photographic ID and in the case of purchasers, source of funding.

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

CONTACT

For further information, or to arrange a viewing, contact the sole agents CBRE

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CBRE

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