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# Major new build **cross dock** warehouse/ logistics facility.

551,693 Sq Ft (51,254 Sq M)

Situated in the Liverpool  
City Region Freeport



Lovels Way  
Widnes, WA8 8WQ





# Cross-dock capability doubles your operational efficiency.

## XDock 549 at a glance

- ✓ 551,693 Sq Ft (51,255 Sq M)
- ✓ Cross-dock capability
- ✓ Freeport cost savings
- ✓ 999 kWp solar PV system
- ✓ 2x extra large yards 100 & 83m
- ✓ Reach the M62 or M57 in 6 mins
- ✓ Port of Liverpool only 33 mins away
- ✓ Widnes Railfreight 16 mins away

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## Cross-dock efficiency

The unique cross-dock design of XDock 549 enables simultaneous loading and unloading, doubling your operational efficiency. Minimise handling and maximise speed with this state-of-the-art facility.



A logistics powerhouse in Liverpool's tax and customs **Freeport Zone**, offering major cost-saving incentives.\*

SUBSTANTIAL  
FREEPORT COST  
SAVINGS AVAILABLE  
UP TO £15,000,000\*

## TAX BENEFIT

Tax Benefits offer eligible businesses cash savings through business rates relief and other incentives to support capital investment, skills and employment.

**Up to 100% business rates relief** on qualifying new properties and partial relief for expanded properties in Freeport tax sites.

**0% stamp duty** on property to be used for qualifying commercial purposes.

**Enhanced capital allowances** 0% employer NICs paid on salary up to £25,000 p/a applicable for 3 years per eligible employees (new hires who spend 60% of their working time in the Freeport).

**100% first year allowance** for qualifying expenditure of plant & machinery. 10% tax deduction per annum.

## CUSTOMS BENEFIT

Customs Benefits help enable the tariff-free movement of goods for both export and import through simplified customs procedures and relate to the timing of recognising investments and therefore offer a cashflow benefit to businesses.

**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 and attract a lower tariff than their component parts.

**Duty exemption** for goods that are exported from the Freeport plus simplified and more streamlined import procedures.

[LIVERPOOLCITYREGION-CA.GOV.UK](https://liverpoolcityregion-ca.gov.uk)

 **Liverpool  
City Region  
Freeport**



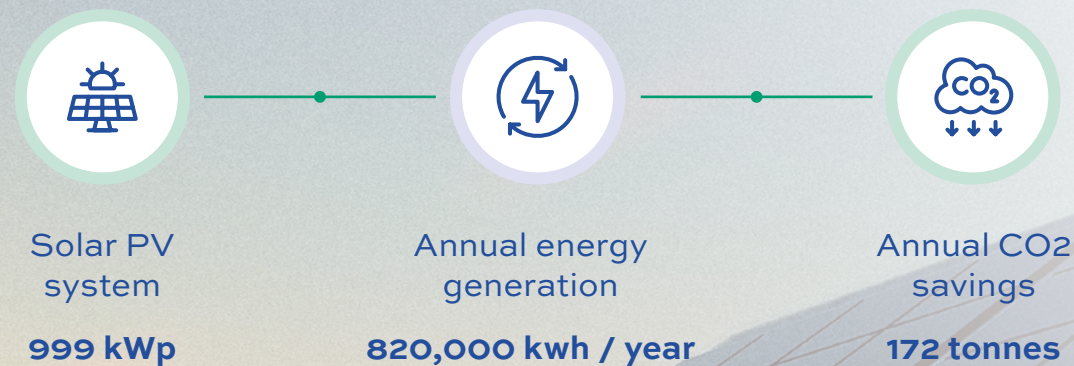
TAX  
BENEFIT



CUSTOMS  
BENEFIT



# A highly efficient building with a massive 999 kWp solar PV system.



## Potential net-zero carbon operation

A large 999 kWp rooftop solar array is designed to help offset the building's power needs. There is the opportunity to purchase the solar energy generated, resulting in significant environmental performance for occupiers benefiting from electricity offset, carbon savings and reduced running cost.

CERTIFIED:



BREEAM  
Excellent



EPC  
'A+' rating

LOVELS WAY, WIDNES, WA8 8WQ

- Highly efficient mechanical ventilation heat recovery
- 48 Accessible parking bays
- Provision of electric bike charging
- Smart, low energy LED office lighting
- Lighting control system has occupancy and daylight dimming
- Ducting provision for future HGV EV charging
- Water saving & leak detection
- Rainwater harvesting for irrigation of soft landscaping
- 102 cycle spaces
- 24 EV charging points







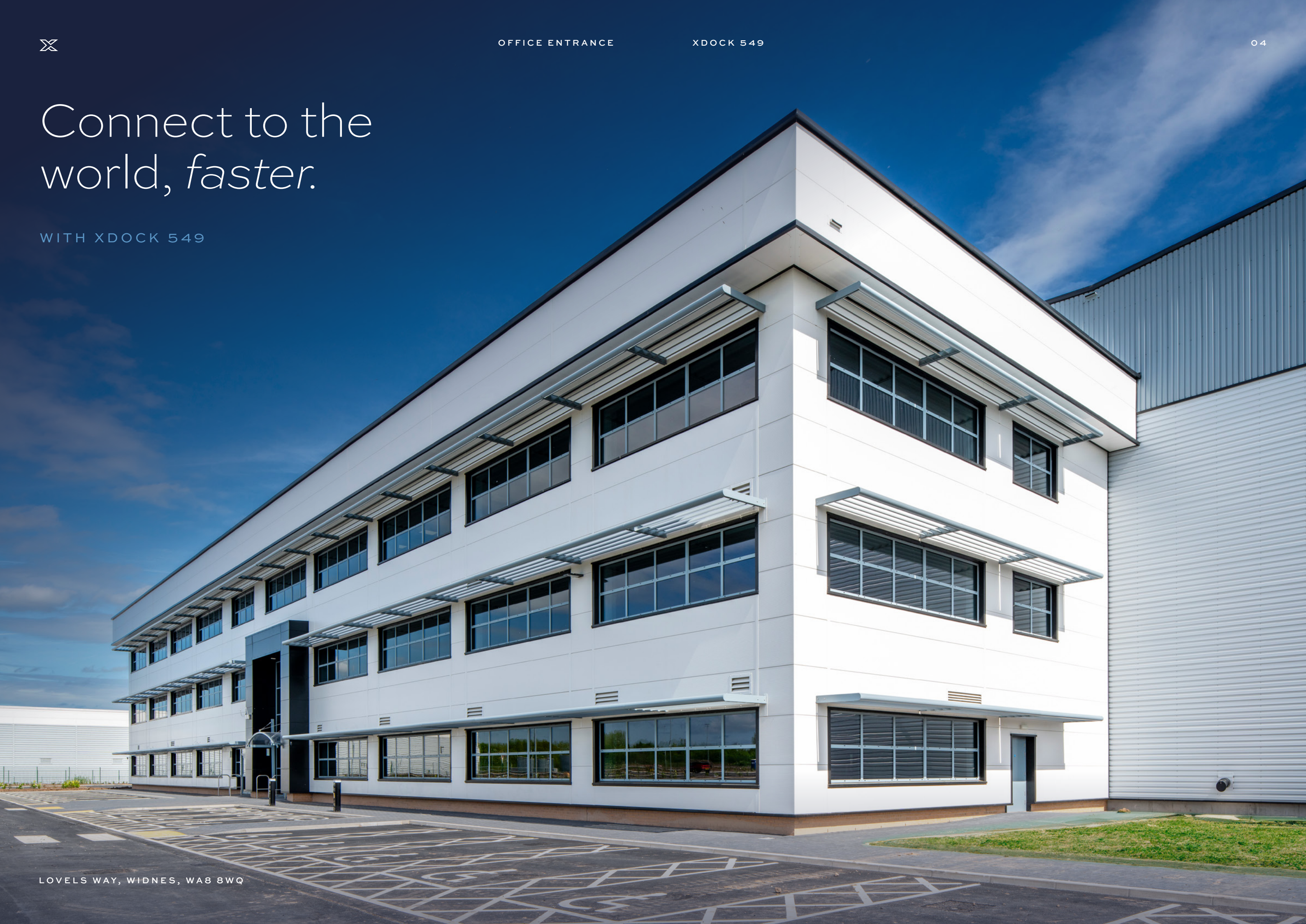
OFFICE ENTRANCE

XDOCK 549

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Connect to the  
world, *faster.*

WITH XDOCK 549

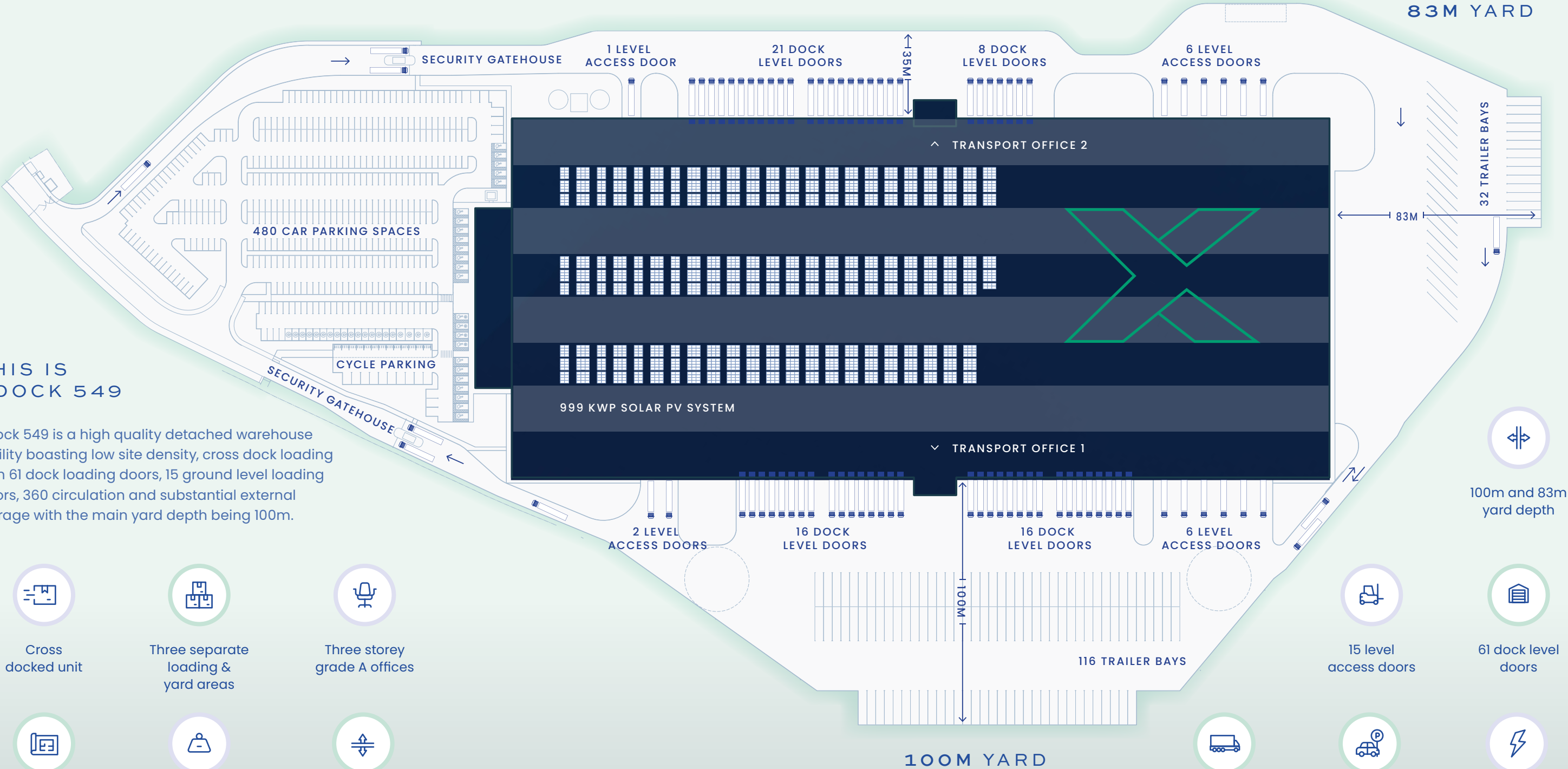


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# An unrivalled specification with two *extra large* yards

Area	Sq Ft (GIA)	Sq M (GIA)
Warehouse	511,541	47,524
3 Storey Offices	33,981	3,157
Transport Offices 1 & 2	5,957	553
Gatehouse 1 & 2	214	20
Total	551,693	51,254

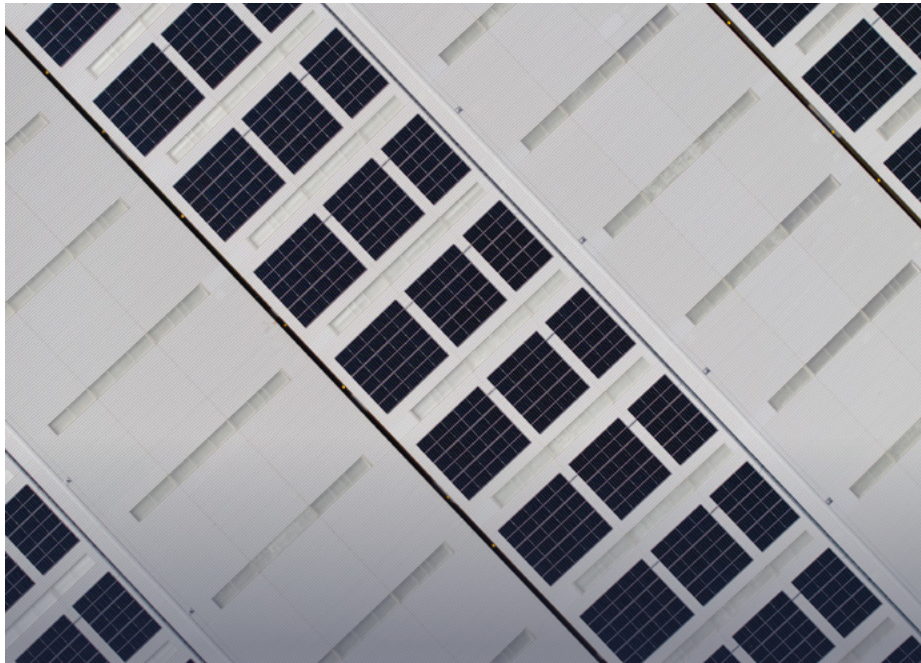


## THIS IS XDOCK 549

XDock 549 is a high quality detached warehouse facility boasting low site density, cross dock loading with 61 dock loading doors, 15 ground level loading doors, 360 circulation and substantial external storage with the main yard depth being 100m.

- Cross docked unit
- Three separate loading & yard areas
- Three storey grade A offices
- Low site density
- Floor loading of 50kN/m2
- 15m minimum eaves
- 15 level access doors
- 61 dock level doors
- 148 trailer bays
- 480 car parking spaces
- Up to 2.4 MVA of power
- 100m and 83m yard depth









Freight to EU, NA,  
SA & AS



# Regional, national *and* international connectivity.

## NATIONAL

XDock 549 enjoys superb connectivity, with Junction 6 of the M62 / Junction 1 of the M57 just a 6-minute drive away via the A5300 dual carriageway. Additionally, easy access to the M56 is available via Junctions 11 & 12. The Silver Jubilee Bridge and the new Mersey Gateway Bridge further enhance the connectivity, providing excellent links to Runcorn and beyond.

Location	Miles	Minutes
A5300	1	3
M62 J6	4	6
Widnes	3	8
M6	14	18
Liverpool	12	30
Manchester	30	50
Birmingham	93	140
London	206	240

Airports	Miles	Minutes
Liverpool John Lennon	4	10
Manchester	26	32
East Midlands	90	110
Heathrow	203	230

## INTERNATIONAL

Liverpool hosts one of the UK's most extensive and busy ports, managing a varied array of cargo from and to worldwide destinations. The Port of Liverpool dominates Britain's container trade with direct links to North and South America and links to Australia and Asia. The Port of Liverpool's connectivity spans the globe.

Train Stations	Miles	Minutes
Runcorn	5	12
Widnes	6	16
Warrington Bank Quay	10	20
Liverpool Lime St	11	26
Manchester Piccadilly	31	45
Birmingham New St	95	150

Ports	Miles	Minutes
Port of Liverpool	18	33
Holyhead	100	120
Immingham	137	150



Reach the M62 or M57 in only 6 minutes.





AERIAL VIEW

XDOCK 549

08



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# Local demographics and regional development.

## POPULATION & LOCAL INVESTMENT

XDock 549 is strategically positioned to benefit from Liverpool's extensive infrastructure and robust labour market. With 35 million people living closer to Liverpool than to southern ports, the site is ideally located to serve a vast consumer and labour market. Liverpool's thriving £1.82 billion maritime economy further reinforces its status as a logistics hub.

XDock 549 also enjoys access to a substantial and skilled workforce, with 58,691 unemployed individuals within a 30-minute drive and 43% of the local population educated to Levels 1–3, ensuring a diverse and capable talent pool for warehousing and logistics operations.



£400m deep water terminal accommodates the world's largest ships



£1bn invested in liverpool's intermodal infrastructure



35 million people live closer to liverpool than southern ports



A growing £1.82bn maritime economy



Unemployed population of 58,691 within a 30 minute drive time



43% of the population are educated to levels 1-3 within a 30 minute drive

## CLOSE TO THE LIVERPOOL SUPER PORT & WIDNES RAILFREIGHT TERMINAL

Widnes Rail Freight Terminal has experienced significant investment, enhancing its role as a key logistics hub in the North West. Recent developments include the expansion of daily rail services.

The £400 million Liverpool2 deep-water terminal has significantly enhanced the port's capacity and efficiency, attracting major shipping lines and boosting trade volumes throughout the region.

🕒 16 mins

Widnes Rail Freight

🕒 33 mins

Port of Liverpool



In range for electric HGV transfer







Connect to the world, faster.

[XDock549.co.uk](http://XDock549.co.uk)



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