



**LIVERPOOL  
CITY REGION**  
COMBINED AUTHORITY

**METRO MAYOR**  
LIVERPOOL CITY REGION

# INVEST IN LIVERPOOL CITY REGION **PROPERTY OPPORTUNITIES**



# INTRODUCTION

With a global perspective, world famous brands and exceptional economic strengths, Liverpool City Region is recognised as one of the UK's leading business destinations. We are at the centre of the UK's second largest regional economy with access to 7 million customers. Our regional economy is worth more than £171 billion with 267,000 businesses. We are home to global Fortune 500 companies complemented by a large, diverse base of innovative SMEs and start ups. Businesses are attracted to Liverpool City Region by market opportunities, a low cost base, international connectivity and an outstanding quality of life.

We are ranked No.1 in the UK for both entrepreneurship and business growth, and renowned for our cutting edge technology and R&D, topping the Northern league table for business innovation. There is no shortage of talent either with 6 million people within the travel to work catchment and 13 universities producing over 70,000 graduates per year.

Liverpool City Region offers investors possibilities across a broad range of industry sectors including: financial and professional services, low carbon, digital and creative industries, advanced manufacturing, life sciences, logistics and leisure. Major investors include Astra Zeneca, Pershing BNY Mellon, Jaguar Land Rover, Maersk, Siemens, Sony and Unilever.

Liverpool City Region continues to change and attract investment. In the last 10 years, the city has attracted over £7.5 billion of physical investment. The scale and quality of the city's transformation has been of international significance. There are no plans to stop however, exciting opportunities have been identified to sustain the momentum.

Over the next decade Liverpool City Region will deliver some of the UK's largest and most ambitious development and infrastructure schemes – Liverpool2 deep water terminal phase 2, Mersey Tidal Barrage and the Liverpool and Wirral Waters waterfront transformation are just a small selection of major schemes in the City Region.

## INVESTMENT OPPORTUNITIES

This brochure highlights some of the major development, investment and occupier opportunities currently available throughout the Liverpool City Region with a combined value well in excess of £20 billion. These properties provide the opportunity to invest in planned schemes or develop new property in the city region.





## HOW WE CAN HELP YOU

Our investment team is committed to growing your business. As part of our services, we offer a broad portfolio of support to companies interested in growing or establishing their business in Liverpool City Region.

Our services include:

- Dedicated account manager to support your project
- Bespoke research intelligence
- Advice on availability and costs of commercial property and soft landing schemes
- Introductions to business support organisations and guidance on financial incentives
- Introductions to business networks and professionals
- Introductions to research and technology expertise
- Information on staff recruitment and training
- Organising and hosting briefing visits for key staff
- Maximising PR associated with your investment
- Dedicated aftercare account manager, linking you with public sector support services, and providing bespoke business development services.

## YOUR NEXT MOVE

Growth Platform are ready to support you with your investment plans. We can provide comprehensive, free of charge advice and support from initial enquiry through to delivery of your project, providing a soft landing for your business. We're waiting to hear from you to demonstrate our offer and answer many of the other questions you have concerning the wealth of opportunities available in the Liverpool City Region.

## CONTACT

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**[investliverpoolcityregion.com](http://investliverpoolcityregion.com)**



# ECONOMIC SNAPSHOT

## ADVANCED ENGINEERING & MANUFACTURING



LARGEST SUPERCOMPUTING  
FACILITY FOR INDUSTRIAL  
APPLICATIONS IN THE UK



£350M INVESTMENT ANNOUNCED BY FORD,  
PRODUCING ELECTRIC POWER UNITS FOR  
70% OF THEIR VEHICLES BUILT IN EUROPE



INDUSTRY 4.0  
EXEMPLAR REGION

## LOW CARBON



£4.3BN INVESTED  
IN ENERGY PROJECTS  
IN 5 YEARS



1,400 LOW CARBON  
BUSINESSES



DESIGNATED CENTRE  
FOR OFFSHORE  
RENEWABLE ENGINEERING

## HEALTH & LIFE SCIENCE



25,000 CORE  
LIFE SCIENCE STUDENTS



ONE OF THE WORLD'S  
LONGEST ESTABLISHED  
BIO MANUFACTURING CENTRES



MOST SPECIALIST'S HOSPITALS  
AND HEALTH CENTRES IN  
THE UK OUTSIDE OF LONDON

## MARITIME



CENTRES OF EXCELLENCE  
IN SENSORS, OCEANOGRAPHY,  
ENGINEERING AND RENEWABLES



60% OF UK CONTAINER  
MARKET CLOSEST TO LIVERPOOL



HOME TO THE HQ'S OF WORLD'S  
MAJOR SHIPPING LINES

## FINANCIAL & PROFESSIONAL SERVICES



DESIGNATED FINANCIAL  
CENTRE OF EXCELLENCE



12,000 BUSINESSES  
EMPLOYING OVER 107,000



A LEADING UK CENTRE FOR ASSET  
AND WEALTH MANAGEMENT  
OUTSIDE LONDON



# ECONOMIC SNAPSHOT

## CREATIVE & DIGITAL



TOP UK CITY  
FOR IMMERSIVE  
TECHNOLOGY



INDEPENDENT  
GAMING CENTRE  
OF EXCELLENCE

5G

UK HUB FOR HIGH  
PERFORMANCE COMPUTING  
AND BIG DATA

## VISITOR ECONOMY



DESIGNATED  
UNESCO WORLD  
HERITAGE SITE



ROUGH GUIDE'S  
4TH 'FRIENDLIEST  
CITY IN THE WORLD



LARGEST COLLECTION OF  
MUSEUMS AND GALLERIES  
OUTSIDE LONDON

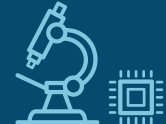
## KNOWLEDGE



LIVERPOOL CATCHMENT-  
13 UNIVERSITIES, OVER  
216,900 STUDENTS



CUTTING EDGE TECH  
AND R&D



HOME TO WORLD CLASS  
RESEARCH CENTRES OF  
EXCELLENCE AND FACILITIES

## TRANSFORMATIONAL



INTERNATIONAL  
FESTIVAL FOR  
BUSINESS 2022



£10 BILLION LIVERPOOL  
& WIRRAL WATERS MIXED  
USE DEVELOPMENT



£1 BILLION  
LIVERPOOL ONE  
RETAIL DEVELOPMENT

## CONNECTIVITY



2 MAJOR  
AIRPORTS WITHIN  
45 MINUTES DRIVE



2 HOURS  
JOURNEY TIME  
TO LONDON



10 MOTORWAYS WITHIN  
10 MILES OF LIVERPOOL2 AND  
10 RAIL LINKED TERMINALS



# 1. ANFIELD SQUARE

The 1 hectare development site is situated in Anfield approximately 2.7 miles from the city centre and immediately adjacent to Liverpool Football Club's stadium.

The redevelopment of Anfield Square is a long-standing Council objective since the launch of the Anfield Spatial Regeneration Framework. It is an anchor component at the heart of the Anfield regeneration area, a £260m regeneration scheme that comprises 600 new and 600 refurbished homes, a new school and community centre, commercial development, environmental and public realm enhancement, and expansion of Liverpool Football Club's stadium.

## OPPORTUNITY

Anfield Square provides a unique opportunity to create one of the most exciting and thriving developments in Liverpool, building upon regeneration success to date.

Situated adjacent to a globally recognised sporting visitor destination, the site presents the opportunity for a mixed-use scheme that builds on stadium operations and includes benefits for the local community including visitor spend, employment and vibrancy. It will deliver world class quality of architecture and place, and uplift the area through the principles of sustainable and inclusive design.

The development will regenerate a prominent site and create the beating heart to Anfield High Street, bringing people together in an inviting, safe and inclusive environment. Critically, development will stitch together the wider Anfield regeneration area, improving the amenity and lives for the established residential and business community, and showcasing Anfield to its many visitors.

## QUICK FACTS

LOCATION:	Anfield
TOTAL SITE AREA:	1 hectare
DEVELOPER:	Liverpool City Council seek expressions of interest from developers
SUITABLE USES:	Mixed-use
PLANNING STATUS:	Subject to planning
DELIVERY TIMESCALE:	2023 - 2025



## 2. ATLANTIC PARK

Atlantic Park is a 21 hectare (52 acre) strategic employment site in Sefton, emerging from a regeneration of the ex-Rolls Royce turbine factory which closed in 1979. The site is identified as a 'Customs Site' as part of Liverpool City Region's Freeport.

The Park has planning consent for 800,000 sq ft of new industrial, storage and distribution space, with ancillary offices, designed to meet all the modern needs of logistics and manufacturing occupiers.

Demolition of the former factory units is well underway and Phase 1, comprising 4 units (between 43,000 sq ft and 118,250 sq ft), is due to come forward shortly. Phase 2, which includes the biggest units (178,500 sq ft + 210,000 sq ft) will follow on.

Atlantic Park is superbly located. The Port of Liverpool, including the Liverpool2, Deep Water container terminal is only 2 miles away, whilst the national motorway is 1.5 miles further along the A5036 (dual carriageway).

The scheme owner and developer – Royal London Asset Management (RLAM) – is one of the UK's leading fund management companies, with over £100 billion assets under management.

### OPPORTUNITY

Atlantic Park is capable of hosting a wide range of occupiers and users in the sectors of logistics, industrial and advanced manufacturing.

### QUICK FACTS

LOCATION:	A5036 Dunning's Bridge Road, 2 miles to Port of Liverpool and 1.5 miles to National Motorway Network
DEVELOPER:	Royal London Asset Management
TOTAL SITE AREA:	21 hectares / 52 acres
SUITABLE USES:	Planning Consent for 800,000 sq ft B1, B2 and B8 uses; currently being re-purposed as a logistics-led employment park
OTHER	Identified as Freeport Customs Site





### 3. BIRKENHEAD MIDTOWN

Wirral Growth Company, a joint venture between Muse Developments and Wirral Borough Council, are speculatively developing two Grade A offices totalling 150,000 sq ft as the first phase of the Councils Birkenhead Town Centre regeneration masterplan. The development commenced in December 2021 and practical completion is anticipated to be September 2023. Wirral Borough Council will occupy the larger of the two buildings as a new HQ for the Council.

Midtown Birkenhead is the first phase of the Councils wider regeneration masterplan for the town which includes a new covered market hall and mixed use redevelopment linking to the Councils other key regeneration projects at Hind Street and Dock Branch Park.

#### **OPPORTUNITY**

Midtown is delivering exceptional new Bream Excellent offices in a sustainable location - 3 stations within a few minutes walk of Midtown provide links to Liverpool City Centre (only 5 minutes). The offices are available to be let from September 2023.

#### **QUICK FACTS**

LOCATION:	Alice Ker Square Midtown Birkenhead
TOTAL SITE AREA:	3 acres
DEVELOPER:	Wirral Growth Company
SUITABLE USES:	Grade A offices 150,000 sq ft
PLANNING STATUS:	On site completion Sept 2023
POTENTIAL DEVELOPMENT VALUE:	£75m
DELIVERY TIMESCALE:	Available for occupation Sept 2023





## 4. BOOTLE STRAND

The Bootle Strand is a c.400,000 sq ft shopping centre at the heart of Bootle Town Centre, which is a 10 minute drive from Liverpool City Centre and adjacent to the Port of Liverpool / Liverpool Freeport and is well connected to UK mainline rail stations.

The Centre and surrounding land next to the Leeds and Liverpool canal is wholly owned by Sefton Council who have brought forward plans for a major redevelopment that will transform the town centre - physically, economically and socially.

### OPPORTUNITY

The Bootle Strand Re-purposing Programme is a c.£100m regeneration programme in 4 phases over 10-years with plans for Phase 1 already well developed and underway with 'Salt and Tar' meanwhile event space next to the canal.

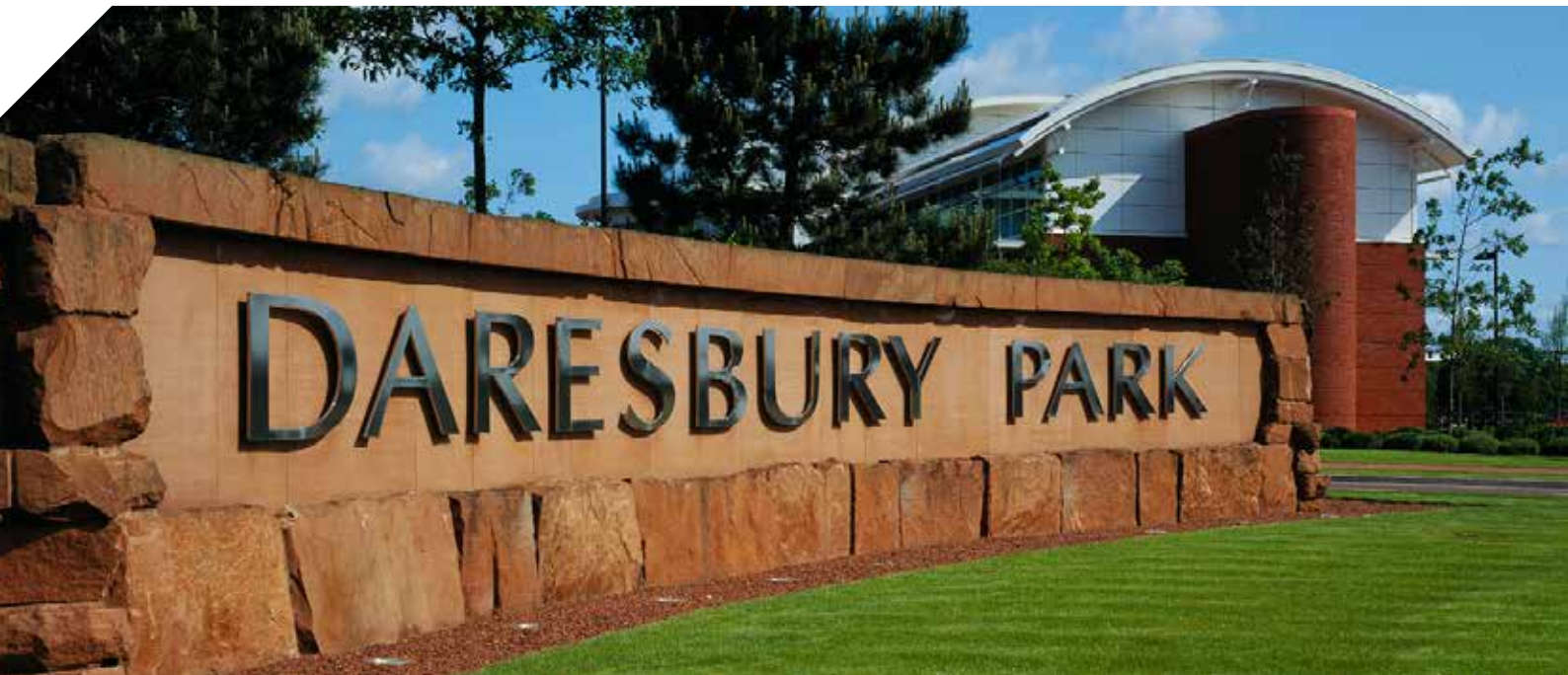
The programme will re-purpose and refurbish the shopping centre for a wide variety of new uses, including food and beverage, leisure and entertainment, health and education as well as high quality retail.

Bootle is already benefitting from enhanced digital connectivity (including LCR Connect) and would be of interest to data intensive businesses who require a high speed of connectivity and low risk of supply disruption. This might include digital port related businesses given the proximity to the new Liverpool Freeport.

Sefton Council are interested in talking to potential investors across a range of investment types and uses including additional public sector services and residential.

### QUICK FACTS

LOCATION:	Bootle
TOTAL SITE AREA:	400,00 sq ft / 42 hectares (wider town centre)
DEVELOPER:	Sefton Metropolitan Borough Council seeking investment partners and end users
SUITABLE USES:	Town centre uses including leisure, F&B, Health, Residential, Hotel, Education, Digital IT and Data services
PLANNING STATUS:	Bootle Area Action Plan underway to support wider transformation programme
DELIVERY TIMESCALE:	0-10 years (2023 - 2033)



## 5. DARES'BURY PARK

Daresbury Park, situated adjacent to M56 Junction 11, is a 225 acre high quality business park which is home to head office, financial services and high tech operations. In a rural setting, it is fully managed, providing 24-hour on-site security and maintenance.

High quality office accommodation ranges from 1,500 sq ft up to bespoke HQ office buildings of 500,000 sq ft. There are also design and build opportunities available on either a purchase or let basis.

### **OPPORTUNITY**

Daresbury Park presents a significant opportunity to occupiers to develop bespoke office properties of up to 500,000 sq ft. Developments are available for sale or to let presenting opportunities to occupiers as well as an investment.

### **QUICK FACTS**

LOCATION:	Daresbury, Halton
DEVELOPER:	Marshall CDP
TOTAL SITE AREA:	91.1 hectares / 225 acres
SUITABLE USES:	Offices
PLANNING STATUS:	Planning consent for 1.6 million sq ft
DELIVERY TIMESCALE:	Ongoing



## 6. DOCK BRANCH PARK & NEIGHBOURHOOD

Benefiting from the status of being one of eight “catalyst” projects under the Council’s strategic vision, the Birkenhead 2040 Framework, the aim of this unique project is to transform a disused rail corridor to a high-quality urban park that will connect surrounding land uses and neighbourhoods, promote active transport and trigger a range of major development opportunities that will benefit directly from this transformation. Drawing on the cultural heritage and historical identity of Birkenhead, the Dock Branch rail corridor itself will be re-modelled, regenerated and ultimately re-purposed as an animated active travel corridor, with space for play, relaxation, enjoyment of nature, heritage, public art and culture.

The catalytic nature of this intervention offers the opportunity to bring together a range of developments including the creation of a new transport museum for National Museums Liverpool and to transform the surrounding land uses into a significant residential led mixed use community with capacity to deliver around 1,200 new homes with supporting new employment space and community facilities. The Council in partnership with London and Continental Railways Ltd, have commissioned a land use masterplan to guide development which, once endorsed by the Council’s Local Plan, will be positioned into a series of comprehensive market facing development briefs to assist in the selection of a single or multiple development partners. The masterplanning work and associated public consultation is well underway and is on target to be completed by July 2023 with a view to commence developer procurement in late 2023.

### QUICK FACTS

LOCATION:	Birkenhead, Wirral
DEVELOPER:	Wirral Council in partnership with London and Continental Railways Ltd, seeking development partner in 2024
TOTAL SITE AREA:	1.6km or 160 Hectare
SUITABLE USES:	Mixed use residential development, new linear park, heritage visitor attraction, active travel corridor
PLANNING STATUS:	Early masterplan design stages completing July 2023, Local Plan Adoption and Developer Procurement late 2023
POTENTIAL DEVELOPMENT VALUE:	Numerous phases each of c.£50m GDV but with smaller private sector redevelopment opportunities





## 7. EARLSFIELD PARK

Earlsfield Park is a major new development which has already delivered new homes and services and is located close to Junction 2 of the M57 directly south of the Knowsley Estate. The 23-hectare site benefits from planning permission for over 150 new homes, petrol filling station and drive thru coffee shop, which is well underway or completed, plus permission for a prestigious new employment park.

### OPPORTUNITY

Earlsfield Park Hybrid Employment Park provides an opportunity to deliver a range of high quality advanced manufacturing, research and development (R&D), and sub regional logistics floorspace alongside the high quality new homes, ancillary support services for staff, visitors and the local community, and enhanced / new recreational areas and space which are well underway.

### QUICK FACTS

LOCATION:	Knowsley
DEVELOPER	Marshall CDP
TOTAL SITE AREA:	23 hectares
SUITABLE USES:	B1, B2 General Industrial, B8 Storage & Distribution
PLANNING STATUS:	Planning permission granted



## 8. FESTIVAL GARDENS

This 10-hectare development site is situated 3 miles from the city centre in a unique waterfront location and parkland setting in South Liverpool.

The development site forms part of a wider 40-hectare site that originally formed part of the International Garden Festival in 1984, comprising formal gardens and natural grasslands that provide a vital public amenity space and environmental resource.

Regeneration of the 10 hectare 'Development Zone' is a long-standing Council objective since re-acquiring the site in 2015. The Council has undertaken full remediation of the 'Development Zone' and delivered strategic infrastructure to provide a shovel-ready site from summer 2023.

### OPPORTUNITY

Festival Gardens provides a unique opportunity to create one of the most sustainable, inclusive and balanced new neighbourhoods in the Liverpool city region with high-quality design and place-making at its heart.

Liverpool City Council's aspiration is for a new community that provides for multi-generational living, supported by local amenities and high quality public realm. It will be founded on sustainable travel principles bringing people together to live, play and visit.

Development shall seamlessly integrate with the natural landscape, providing opportunities for recreation, biodiversity enhancement, and the highest standards of amenity and living.

Festival Gardens has the potential to be an exemplar development driven by best practice, creativity and innovation in design and sustainability, minimising whole life-cycle costs and carbon emissions, and being resilient to climate change.

### QUICK FACTS

LOCATION:	St Michaels, South Liverpool
TOTAL SITE AREA:	10 hectares
DEVELOPER:	Developer submissions will be invited from summer 2023
SUITABLE USES:	Residential for up to 1,500 units and supporting community facilities
PLANNING STATUS:	Subject to planning
DELIVERY TIMESCALE:	2024 - 2034





## 9. HAYDOCK 134

Haydock 134 is situated within Haydock Industrial Park, an established and successful economic development area of St Helens and the Liverpool City Region. The property boasts a highly desirable and prominent location, directly fronting the M6 Motorway at Junction 23 and within approximately 25 miles from the Port of Liverpool.

### OPPORTUNITY

Haydock 134 is a substantial development opportunity, granted a renewed planning consent in December 2022. Designed for B8 users, it boasts high-bay racking with dock loading to be tailored to end-user requirements. Unit 1 was completed in 2019 and construction of Phase 2 is due to commence in Spring 2023.

Phase 2 Unit Specifications:

- Up to 134,871 sq ft
- 15m eaves height
- Located at Junction 23 of the M6 Motorway
- 125 car and 23 cycle spaces
- 8,296 sqm new concrete HGV yard, 50 metres deep
- 29 HGV trailer spaces
- 3 level access loading doors
- 10 dock loading doors and 5 ft levellers
- Dedicated security and gatehouse provision

### QUICK FACTS

LOCATION:	Haydock, St Helens
TOTAL SITE AREA:	6.2 acres
DEVELOPER:	Morley Estates
SUITABLE USES:	B8 Storage & Distribution
DELIVERY TIMESCALE:	Building commences Spring 2023 and completion in 2023





## 10. HBC FIELD

HBC Field is a prominent greenfield site, with strategic road and rail links. The site forms part of 3MG, an established and successful logistics location with an operating intermodal rail terminal. This site is identified in the Liverpool City Region Freeport Strategy and a planning application for a single unit over 550,000 sq ft suited to logistics and warehousing activities was approved in December 2022. New road access from the A562 / A5300 is in place as well as a rail connection to the West Coast Main Line and planning permission exists for new rail sidings to serve the site.

### OPPORTUNITY

Phase 1 of the site is now complete with Tier 1 rail supplier Alstom having opened its new Transport Technology Centre.

### QUICK FACTS

LOCATION:	3MG - Mersey Multimodal Gateway, Widnes, Halton
DEVELOPER:	Marshall CDP
TOTAL SITE AREA:	5.3 - 13.4 hectares
SUITABLE USES:	Logistics, warehousing
DELIVERY TIMESCALE:	2024 - 2025

Photo credit: RailAdvent.



## 11. HIND STREET

The Hind Street project is a unique opportunity across the Liverpool City Region to deliver an exemplar urban village and community within an ultra-sustainable and high-quality urban garden setting.

The site is strategically located, and its future development will contribute to the wider regeneration of Central Birkenhead and strategic movement across the urban area. These movement benefits – including the removal of the flyovers that run across the site, the creation of a new vehicular access point and gateway to the Central Birkenhead area, a new arrival to Birkenhead from the Birkenhead Central station, and the southern stretch of Dock Branch Park can only be delivered through the comprehensive redevelopment of this area.

The development will include:

- A residential-led low carbon mixed use urban village.
- Accessible, well-located, high-quality accommodation
- Creation of a new gateway into the town centre through improved public realm
- New community infrastructure
- High quality public open spaces complementing Dock Branch Park
- Delivery through private sector collaboration

### OPPORTUNITY

The development for the Hind Street site will come forward in stages with phases A + B delivering over 600

new homes in the next five years. Further phases to the north of the site will bring forward further residential units, commercial space and a new school. The site has potential for 1600 new homes. The planning application will submit in April 2023. Opportunities exist for residential and commercial investment and hotel, office and commercial occupiers.

### QUICK FACTS

LOCATION:	Hind Street, Birkenhead, Wirral
DEVELOPER:	ION Property Developments Limited
TOTAL SITE AREA:	27 hectares / 66 acres
SUITABLE USES:	Residential / Education, Commercial / Leisure
PLANNING STATUS:	Hybrid planning application to be submitted April 2023
POTENTIAL DEVELOPMENT VALUE:	C.£350 million
DELIVERY TIMESCALE:	Phase A Jan 25 - Dec 28 Phase B Jan 28 - Dec 29



## 12. HUYTON TOWN CENTRE

Huyton is a popular residential area boasting well established local amenities in a prime location on the M62 corridor with regular direct train services to Liverpool, Manchester and other major North West towns and cities. At its heart is Huyton Village, home to the council's administrative headquarters, a mix of national and local retailers serving the 55,000 residents living in the local area and boasting a growing food and drink economy.

### OPPORTUNITY

Knowsley Council has appointed Genr8 Kajima Regeneration Ltd to work in partnership to deliver an ambitious 10-year development plan for Huyton Town Centre. Work has already commenced on these plans with 14 shop fronts benefitting from a contemporary makeover which has helped to create a growing food and drink offer and night-time economy, a gateway lighting project has been completed and several key sites are primed for development. The Council's ambitious plans for Huyton Town Centre include a new mixed use commercial development including new homes, a hotel, new commercial offices, anchored by a new civic campus centred around an attractive new Village Green.

The Council and Genr8 Kajima Regeneration are keen to speak to prospective end users of these developments. A number of other development opportunities are also available in Huyton and the Council would welcome any enquiries from developers and potential operators.

### QUICK FACTS

LOCATION:	Knowsley
DEVELOPER:	Knowsley Metropolitan Borough Council seeking investment partners and end users
TOTAL SITE AREA:	11 acres
SUITABLE USES:	Commercial office space, residential, leisure, hotel
DELIVERY TIMESCALE:	0 - 10 years





## 13. KINGS WATERFRONT

King's Dock comprises a former dock on the River Mersey in Liverpool and formed part of the Port of Liverpool. The site was extensively redeveloped in 2008 as a prominent example of brownfield regeneration. King's Dock now provides leisure, residential and conference facilities, including M&S Bank Arena, Exhibition and Convention Centre totalling 38,000 sq ft, 1,450 space multi-storey car park and three hotels.

The Council has full freehold ownership of the remainder of the site.

### OPPORTUNITY

King's Dock redevelopment is a project with national profile. The project comprises the development of the remaining seven Liverpool City Council-owned plots totalling 7.6 acres of land. The project could change the waterfront as it impacts on dock heritage and central visitor economy attractions. It represents the city's clearest opportunity to reach an international standard in design and development.

The Council's plan is to oversee its development as an exemplar project for the city and it will be a clear statement of intent by the Council in terms of place making and high quality design and development by contributing to Council Plan aims through the delivery of new sustainable homes and other complementary uses. Alongside a high-quality public realm environment, the aim is to enhance the waterfront and city economy.

### QUICK FACTS

LOCATION:	Liverpool Waterfront, Liverpool City Centre
TOTAL SITE AREA:	7.6 acres
DEVELOPER:	Liverpool City Council and Liverpool City Region Combined Authority seeking investment partners and end users
SUITABLE USES	Residential-led mixed-use development with possible ancillary uses including leisure, retail & office
PLANNING STATUS	Outline planning to be submitted in early 2024
POTENTIAL DEVELOPMENT VALUE:	£200 Million +
DELIVERY TIMESCALE:	2023 onwards



## 14. KIRKBY TOWN CENTRE

With more than 41,000 residents living in the immediate area, Kirkby has a bustling town centre that has benefitted from well in excess of £100 million public sector investment into new facilities including a new health centre, bus station, library, gallery, new market and public realm. Knowsley Council acquired the town centre in 2019 to speed up the delivery of new retail development and wider regeneration of the area. Despite the Covid pandemic, the first phase of this new retail development completed in 2021 and has delivered a new 130,000 sq ft town centre extension anchored by a 45,000 sq ft Morrisons supermarket alongside lettings to KFC, Taco Bell, Home Bargains and most recently Pure Gym.

### OPPORTUNITY

Alongside considerable retail growth, plans for a new leisure scheme in the town are also being developed which would include a cinema with opportunities for bars/restaurants from 4,550 sq ft to 5,700 sq ft. The Council is seeking end users to occupy the remaining 800 sq ft to 14,000 sq ft retail units available and has a number of prime town centre sites which remain available for mixed used developments. These ranging from 0.3 acres to 3 acres to accommodate leisure, commercial, hotel and residential development.

### QUICK FACTS

LOCATION:	Knowsley
DEVELOPER:	Knowsley Metropolitan Borough Council seeking investment partners and end users
TOTAL SITE AREA:	TBC
SUITABLE USES:	Commercial office space, residential, leisure, hotel, retail
PLANNING STATUS:	Planning permission secured for an additional 35,000 sq ft of retail floor space





## 15. KNOWSLEY BUSINESS PARK

Knowsley Business Park is one of the largest employment areas in Europe and the second largest of its kind in the North West. It is home to some of the UK's most successful businesses including Amazon, Matalan, QVC and many others. The largest Business Park in the Liverpool City Region with approximately 800 businesses located there and over 18,000 employees. It currently contributes £214 million per annum in Gross Value Added to the economy.

Strategically located on the M57 / A580 East Lancashire Road and is close to the M62, the business park has excellent transport connections. It's a 15-minute drive from Liverpool and 35 minutes from Manchester and 8 miles from the Port of Liverpool. Plus, it has its own inter-modal rail freight terminal on site. Recently, £6.7 million was invested into a major Access and Connectivity Improvements Scheme at the park to create a more reliable transport network.

### OPPORTUNITY

Key sectors of activity include manufacturing, distribution and online retail, transport and communication and banking, finance and insurance, reflective of the breadth of offer at the park encompassing industrial, warehouse and office uses.

The past two years have seen increased demand for space from end users. We have seen new international business such as Contenur and Unlin invest in new facilities with Amazon expanding its already sizeable presence. Knowsley Business Park has the capability to offer many types and sizes of accommodation and strong demand is further encouraging the speculative development of new units, offering new accommodation for the businesses of the future as our economy evolves. A variety of available spaces are immediately available.

### QUICK FACTS

LOCATION:	Knowsley
SUITABLE USES:	Manufacturing, distribution, online retail, transport and communication and banking, finance and insurance





## 16. LAND AT NORTH PERIMETER ROAD

The North Perimeter Road site extends approximately 27 acres within Knowsley Business Park. The site is capable of accommodating buildings up to 41,800m<sup>2</sup> (450,000ft<sup>2</sup>).

The site is situated on North Perimeter Road, the main ring road to the east of the Business Park. The Business Park offers direct access to the regional and national motorway network via junctions 4/5 of the M57. The Business Park is home to well known national names such as QVC, Matalan, Amazon, Virgin Media and Dairy Crest. The site is located 10 miles north east of Liverpool and 32 miles west of Manchester.

The A580/M57 (J4/5) intersection is within 3.5 miles, M62 is 12 miles to the south and the M58 at Switch Island is 6 miles to the north, both of which link to the M6. The A580 East Lancashire road also provides direct access to J23 of the M6 which in turn allows excellent access to the wider national motorway network. The port of Liverpool is 9 miles to the west, home to Liverpool2 a new £400 million deep-water terminal doubling the port's container capacity, making it one of the country's best equipped and connected terminals. The North Perimeter Road site is strategically located to satisfy both port and non-port related requirements.

The location is further enhanced by its proximity to a rail distribution centre which offers secure under cover offloading and full mechanical handling and storage facilities for cross docking, trans-shipment and intermodal operations.

### OPPORTUNITY

The superb location and the size of the site means make this a great development opportunity. The speculative development will offer a range of features including individual units in sizes up to c. 130,000 square feet.

### QUICK FACTS

LOCATION:	Knowsley Business Park, Knowsley
TOTAL SITE AREA:	28 acres
SUITABLE USES:	B2 General Industrial, B8 Storage and Distribution
DELIVERY TIMESCALE:	Summer 2025



## 17. LIBERTY PARK

Liberty Park is a prominent 23 acre site with strategic road links. The site forms part of 3MG, an established and successful logistics location with an operating intermodal rail terminal. This site is identified in the Liverpool City Region Freeport Strategy and is suitable for up to 360,000 sq ft of B1/B2/B8 accommodation.

Direct road access to Liberty Park is available from the A562/ A5300 and planning permission is in place.

### OPPORTUNITY

Available proposed units for design and build are:

Unit 174 – 174,000 sq ft

Unit 196 – 196,000 sq ft

Both units can be combined to offer a single 360,000 sq ft unit

The scheme is available on a build to suit basis providing the opportunity to tailor the specification and design to occupier's specific requirements. The Logisor / Stoford development will be targeting EPC ratings of 'B' and a BREEAM rating of 'very good'.

The outline consent allows for:

- 12m and 15m eaves
- 50m service yards
- Dock level and level access loading doors

- Additional lorry parking provision
- Institutional car parking provision
- Bespoke tenant fit out available.

### QUICK FACTS

LOCATION:	3MG - Mersey Multimodal Gateway, Widnes, Halton
DEVELOPER:	Liberty / Stoford
TOTAL SITE AREA:	9.3 hectares / 23 acres
SUITABLE USES:	Logistics, warehousing, manufacturing (outline planning permission granted for B1, B2 and B8)
DELIVERY TIMESCALE:	Phase 2 ready to commence





## 18. LITTLEWOODS FILM STUDIO

A £60 million scheme to convert the Art-Deco former Littlewoods Building off Edge Lane into a world-class digital film and television studio complex. Building upon the success of The Depot which was part of Liverpool's economic recovery plan post pandemic the site has already attracted Twickenham who are committed to take 85,000 sq ft of studio and ancillary space. The complex will deliver 260,000 sq ft of commercial space including two high-specification sound stages.

To facilitate delivery the project it is split into two phases. Phase 1 comprises survey, investigation, remediation and design works, this phase aims to provide fixed costs to proceed with the procurement of the main building works in phase 2.

### OPPORTUNITY

This development is a transformational scheme for Liverpool and the wider City Region. It presents an opportunity to build on an existing strength in TV and film production, bring high profile occupiers into the city and enhance Liverpool's standing with investors, businesses and workers.

Liverpool's long established creative and games sector skill base has supported the expansion of creative content makers with over 144+ creative content companies already based across the city region of which 70% are based in Liverpool.

As technologies develop using games engines in visual effects there are more creative possibilities in film and TV production. This will support an economic cluster of creators, producers and innovators to this area.

There is circa. 175,000 sq ft of commercial space available to let.

### QUICK FACTS

LOCATION:	Edge Lane, Liverpool
DEVELOPER:	Capital and Centric
TOTAL SITE AREA:	circa 4.7 hectares / 11.67 acres
SUITABLE USES:	Offices & Commercial (with emphasis on ICT and Digital Creatives), Educational, Hotel/Leisure or Visitor attraction
POTENTIAL DEVELOPMENT VALUE:	circa £60million
DELIVERY TIMESCALE:	Phase 1 commenced Quarter 1 2023 Phase 2 to commence from 2025





## 19. LIVERPOOL HEALTH CAMPUS: KNOWLEDGE QUARTER LIVERPOOL

The Liverpool Health Campus, in the Knowledge Quarter Liverpool (KQ Liverpool) Innovation District, is adjacent to the University of Liverpool campus (in particular its life sciences disciplines) and the renowned Liverpool School of Tropical Medicine.

The £1 billion Royal Liverpool University Hospital opened in Autumn 2022. Major facilities completed in the last few years include the £25 million Liverpool Life Sciences Accelerator (which – with support from the Liverpool School of Tropical Medicine - focuses on research into disease resistance and brings clinicians and academics together with SMEs), and the £164million Clatterbridge Cancer Centre (pictured). These new facilities sit at the heart of the Royal Liverpool University Hospital's clinical research and delivery excellence.

This focus and concentration of research activity covers all aspects of life sciences research and draws in expertise from other disciplines such as engineering, chemistry and computer science to develop the next generation of therapies, diagnostics, medical devices (particularly digital sensors) and care practices that are transforming human healthcare in the 21st Century.

The Accelerator houses purpose built facilities for life science companies and its close proximity to clinicians enables better understanding of patient/clinician needs and a clinical setting for testing new devices and medical technologies.

### OPPORTUNITY

Delivery of the next phase of Liverpool's Health Campus will start when the former Royal Liverpool University Hospital is demolished. This will bring forward a 1 acre site owned by the Royal Liverpool & Broadgreen University Hospitals NHS Trust which will be available for redevelopment of further health industry facilities.

### QUICK FACTS

LOCATION:	Knowledge Quarter, Liverpool City Centre
TOTAL SITE AREA:	0.4 hectare / 1 acre
DEVELOPER:	Liverpool University Hospitals NHS Foundation Trust seeking development partner
SUITABLE USES:	Life sciences or healthcare related developments
POTENTIAL DEVELOPMENT VALUE:	£100 Million +
DELIVERY TIMESCALE:	2014 - 2027

Photo: Matt Livey, Architecture - NBBJ and HKS.



## 20. LIVERPOOL WATERS

Peel L&P's Liverpool Waters is an ambitious 30-year vision to completely transform the city's northern docks, creating sustainable world-class, high-quality, mixed-use waterfront neighbourhoods, and bringing life back to the historic docklands.

As the largest single development opportunity in the city, Liverpool Waters is a seamless extension of both Liverpool's Commercial Business District and its iconic world heritage waterfront.

Liverpool Waters, alongside its sister project Wirral Waters, form the UK Government endorsed and internationally promoted 'Mersey Waters Enterprise Zone'.

### OPPORTUNITY

Liverpool Waters is a multi-use development that is proposed to incorporate offices, visitor attractions, retail, leisure, education, an international football stadium and community uses as well as a significant residential presence.

Completed residential projects in the last three years total 667 new homes, with more in the immediate pipeline. Everton FC's £500m stadium is under construction, as is the £70m Isle of Man Ferry Terminal.

### QUICK FACTS

LOCATION:	Liverpool Waterfront, Liverpool City Centre
TOTAL SITE AREA:	60 hectares / 148 acres
DEVELOPER:	Peel Land & Property
SUITABLE USES:	Office / Commercial / Residential / Hotels / Leisure or Visitor attraction
PLANNING STATUS:	Outline planning consent for 20 million sq ft of mixed use floorspace. Detailed planning consent obtained for 80,000 sq ft of office space, currently seeking substantial pre-let to begin construction.
POTENTIAL DEVELOPMENT VALUE:	Exceeding £5 Billion
DELIVERY TIMESCALE:	Phase 1 underway





## 21. MEA PARK

MEA Park forms part of the Mersey Waters Enterprise Zone and part of a newly created Freeport Tax Site. It is located within Peel L&P's Wirral Waters, the largest regeneration project in the UK by consented floor area.

MEA Park is a nationally significant waterside campus for logistics & distribution, R&D, modular construction, and port related services, totalling over 1m sq ft of floorspace. It is designed to support key growth sectors such as Maritime, Energy (wind, civil nuclear and tidal) and Automotive but can accommodate any size requirement from all sectors. The site has excellent connectivity with motorway, water, road and rail accessibility. An Investment Fund for Wirral Waters has been established to stimulate growth in the area, due to its EZ status, for which MEA Park is applicable.

### OPPORTUNITY

A programme of site remediation and preparation is complete. New public realm and cycle routes are now on site. Sites are now 'oven ready' for development activity.

Opportunities for:

- Up to 1m sq ft of bespoke floorspace can be provided
- Units can be created from 3,000 sq ft up to 500,000 sq ft
- MEA Park has Enterprise Zone Status including Enhanced Capital Allowance

- Design & Build opportunity for specific and tailored occupier needs
- Sites are remediated and serviced with a project delivery team in place.

### QUICK FACTS

LOCATION:	MEA Park, Beaufort Road, Wirral Waters, Wirral
TOTAL SITE AREA:	24 hectares / 60 acres
DEVELOPER:	Peel Land & Property
SUITABLE USES:	B1/B2/B8 uses (light industrial, general industrial, distribution), offices, R&D and education
PLANNING STATUS:	Outline planning permission has been secured
ESTIMATED DEVELOPMENT VALUE:	£75 Million
DELIVERY TIMESCALE:	Delivery will be in phases starting with the conversion of the Mobil building





## 22. NEW BUSINESS PARK, MAGHULL

A 20 hectare (49 acre) new Business Park, identified as part of a Strategic Mixed Use Allocation in Sefton's Local Plan, adopted in April 2017. The Business Park is identified for office and light industrial use (class B1), general industrial (B2), and storage and distribution (B8) uses.

The Business Park will be located adjacent to the site's north east boundary, adjacent to a newly created motorway junction. Access to the Business Park has been created with the first part of a new spine road, along with ancillary enabling development (Approx. 2 acre site including petrol station, two drive-through eateries and a drive-through coffee shop occupying 2,204 sq ft). The boundary of the business park is indicated in purple on the above map.

The site benefits from excellent connections with the wider motorway network via Junction 1 of the M58. The site is 5 miles (via motorway and dual carriageway) to the Port of Liverpool and is a key gateway to the wider Liverpool City Region.

### OPPORTUNITY

This new business park offers the opportunity for large scale occupiers for both manufacturing and logistics development. It is open to developer and end user interest.

### QUICK FACTS

LOCATION:	Junction 1, M58, 5 miles to Port of Liverpool
DEVELOPER:	TBC. Allocated Employment Site in Local Plan
TOTAL SITE AREA:	20 hectares / 49 acres Balance of c. 18 hectares remaining for further development
SUITABLE USES:	TBC
PLANNING STATUS:	Identified for office and light industrial use (class B1), general industrial (B2), and storage and distribution (B8) uses in Sefton's Local Plan. Policy MN3 - Land East of Maghull of the Local Plan and the principles of the Land to the East of Maghull Master Plan (2019)



## 23. OMEGA WEST

Omega is the hugely successful brownfield redevelopment of the former RAF Burtonwood airfield, extending to some 762 acres in total. The site has direct all-movements access to Junction 8 of the M62 motorway and is only 2 miles to the west of Junction 21A of the M6 motorway. To date, more than 5 million sq ft of B2 / B8 space has been developed at Omega (along with 1,400 new houses) and occupiers include ASDA, Travis Perkins, Amazon and the Royal Mail.

### OPPORTUNITY

Omega West is the latest phase of the successful Omega development, the pre-eminent Logistics Park in the North West. The site, situated immediately west of Omega South, extends to almost 200 acres within St Helens and has consent for 2.21m sq ft of B2 & B8 uses. TJ Morris (Home Bargains) has acquired Unit 1 (879,000 sq ft) for its own occupation, Barings are funding Unit 2 (308,000 sq ft) on a speculative basis, and Iceland are to occupy Unit 3 (515,000 sq ft). All 3 units are currently on site and will complete later this year. All off-site infrastructure is complete. Omega West has one plot remaining, which can accommodate a bespoke B2 or B8 unit of up to 420,000 sq ft.

### QUICK FACTS

LOCATION:	St Helens
DEVELOPER:	Miller Developments
TOTAL SITE AREA:	185 acres
SUITABLE USES:	B2 Industrial / B8 Logistics
PLANNING STATUS:	Omega West has a hybrid consent for 2.21 million sq ft
DELIVERY TIMESCALE:	Immediate. Units 1, 2 and 3 are already under construction. Unit 4 will be available for occupation before the end of 2024





## 24. PADDINGTON VILLAGE: KNOWLEDGE QUARTER LIVERPOOL

This £1 billion flagship site is located at the eastern gateway to the Knowledge Quarter Liverpool (KQ Liverpool) Innovation District and has been earmarked for up to two million sq ft of science, technology, education, health and residential development.

At 30 acres, Paddington Village will be a sizeable urban village to be developed in three phases: Paddington Central, Paddington South and Paddington North, with the Central phase well underway.

The development will become a great place to live, work, learn and discover with high quality Grade A workspace, education and health facilities, an upscale hotel, housing and surrounded by high quality public realm.

### OPPORTUNITY

At Paddington Central a number of developments are now complete. The Spine is a 160,000 sq ft Grade A office and has been occupied from May 2021. The 14-storey landmark building has achieved WELL Platinum, the highest level of accreditation that recognises the wellness of occupiers has been incorporated in the design of the building. The Royal College of Physicians occupy seven floors and four floors are available to let\*. The University of Liverpool International College, Rutherford Cancer Centre, a 1,200 space multi-storey car park and a 221 bed Novotel are also complete.

Sciortec Liverpool has agreed terms with the Council to develop the next 120,000 sq ft, Grade A office building

at Paddington Village, currently branded, HEMISPHERE, which will start on site in late 2023.

The council would like to explore interest in remaining opportunities in KQ Liverpool, including residential development at Paddington Central.

### QUICK FACTS

LOCATION:	Knowledge Quarter, Liverpool City Centre
TOTAL SITE AREA:	12 hectares / 30 acres
DEVELOPER:	Liverpool City Council / Other
SUITABLE USES:	Residential, education and commercial uses, especially life sciences and healthcare
POTENTIAL DEVELOPMENT VALUE:	Up to £100m at Paddington Central
DELIVERY TIMESCALE:	2017 - 2027

\*THE SPINE & HEMISPHERE: Letting agents – CBRE (Liverpool office) and Knight Frank (Manchester office)





## 25. PALL MALL

Liverpool City Council and Liverpool City Region Combined Authority are working in partnership with Kier Property / CTP (Kier) to bring forward a 400,000 sq ft Grade A office development. Significant investment has been committed by all parties to reach the current stage. Liverpool City Council have completed remediation and enabling works to the site, and Kier Property's proposed scheme has full planning consent. The development currently presents a shovel ready scheme.

### OPPORTUNITY

One Pall Gardens (Building A) is a 115,000 sq ft Net Internal Area (NIA) Grade A office building. It will address the lack of available office space in the CBD which is detrimental to the city and wider region economy. The scheme is designed to a high standard, NZC enabled, will achieve an EPC rating of A, and as a 100% electric building it is a highly sustainable. Pall Mall presents a significant opportunity to occupiers for significant pre-let(s) as well as an investment.

### QUICK FACTS

LOCATION:	Commercial District, Liverpool City Centre
TOTAL SITE AREA:	3 acres
DEVELOPER:	Liverpool City Council and Kier Property / CTP seeking investment partners and end users
SUITABLE USES:	Office, hotel and other complementary uses
PLANNING STATUS	Full planning permission for 400,000 sq ft of Grade A office, hotel and ancillary uses
POTENTIAL DEVELOPMENT VALUE	£200 Million +
DELIVERY TIMESCALE:	2025 - 2028



## 26. PARKSIDE WEST

Parkside Regeneration is a joint venture between developer Langtree and St Helens Council to regenerate the former Parkside Colliery. It is supported by the Liverpool City Region Combined Authority as a key component of the Liverpool City Region Freeport, with Parkside being its largest designated site. Eligible businesses locating at Parkside may benefit from significant tax and custom benefits.

Parkside enjoys a prime location on the M6 growth corridor, with a direct link road to junction 22 of the M6 under construction. It also sits just north of junction 9 off the M62. The Port of Liverpool, two international airports (Liverpool and Manchester) along with five million people are all within thirty minutes' drive. The site is bounded by the West Coast mainline and the Liverpool-Manchester railway, with a £21m rail and bus interchange on its boundary. There is also scope to develop an adjacent Strategic Rail Freight Interchange.

Parkside is one of the largest strategic employment sites in the region. As a Freeport Tax and Customs site, it provides a unique opportunity to support business growth through innovation and collaboration, especially in the advanced manufacturing and logistics sectors.

### OPPORTUNITY

Outline planning consent for Phase 1, comprising 1 million sq ft, has been granted and work is now underway behind the scenes to bring forward the first phase of speculative development. The Parkside Link Road is scheduled to be complete in early 2024, providing direct access to the M6. Parkside will therefore play a strategic role in creating an M6 growth corridor

and is perfectly placed to take advantage of other regional initiatives, being equidistant from Manchester and Liverpool.

Parkside Regeneration is also bringing forward an outline planning application for Phase 2 that will comprise around 1.6 million sq ft of floorspace, providing further speculative and bespoke development opportunities for advanced manufacturing, logistics and other large-scale uses.

### QUICK FACTS

LOCATION:	Newton-le-Willows, St Helens
TOTAL SITE AREA:	232 acres – up to 2.6million sq ft
DEVELOPER:	Parkside Regeneration LLP
SUITABLE USES:	B2 General Industrial, B8 Storage and Distribution
DELIVERY TIMESCALE:	Parkside Link Road nearing completion. Phase 1 infrastructure and first phase of speculative development on site 2024. Phase 2 planning submission Q4 2023





## 27. PARKSIDE EAST

Parkside East is a 125-hectare prime logistics strategic site in the eastern part of St Helens with positive land allocations secured by the fully adopted St Helens Borough Local Plan up to 2037, including provision of a Strategic Rail Freight Interchange (SRFI) of at least 60-hectares.

The site is ideally positioned between Manchester and Liverpool at the heart of the M6 and M62 growth corridors, with direct access from the M6 Motorway provided by the new Parkside Link Road. The SRFI will offer direct links to national trade hubs and ports, making Parkside East one of the most accessible multi-modal sites in the North West. Focused on creating a unique SRFI-led industrial and logistics development, Parkside East will be a Nationally Significant Infrastructure Project offering up to 3.6 million sq ft of prime advanced manufacturing and logistics employment space.

Parkside East benefits from Freeport Tax Site Status and is the largest site of the Liverpool City Region Freeport. Eligible businesses locating at Parkside East may benefit from significant tax and custom benefits

### OPPORTUNITY

- State-of-the-Art Strategic Rail Freight Interchange (SRFI) - supporting industrial and logistics space within a supply constrained market.
- Part of the Liverpool City Region Freeport - offering the opportunity of various financial and tax incentives to occupiers.
- Manufacturing and Logistics Hub - bringing together processing, packaging, storage and distribution to create a super hub for the region.

- Business, Technology and Innovation - a focal point for R&D of new technologies for the logistics industry, providing education and research space as well as leisure/health and wellbeing facilities for occupiers.
- Environmentally Sustainable Development - providing sustainable transport solutions, sustainable energy generation, storage and supply.
- Employment - potential to become one of the largest employers in the North West and to provide routes into learning the pioneering technological skills.

### QUICK FACTS

LOCATION:	St Helens
DEVELOPER:	TBC
TOTAL SITE AREA:	125 hectares – up to 3.7 million sq ft
SUITABLE USES:	Strategic Railfreight Interchange, B2 Industrial, B8 logistics
PLANNING STATUS:	Land allocations in the fully adopted St Helens Borough Local Plan to 2037
DELIVERY TIMESCALE:	Parkside Link Road nearing completion





## 28. PRESCOT TOWN CENTRE

Prescot is a town with a unique and rich heritage which is at the heart of the town's cultural rejuvenation. This is largely inspired by the new Shakespeare North Playhouse, an iconic new theatre and education facility which opened its doors in July 2022. Significant public and private investment in many of the town's historic buildings and public realm has led to the opening of new bars and restaurants, independent retailers and vibrant indoor and outdoor community spaces. Prescot is well connected with a train station connecting the town to Liverpool and Manchester and within easy reach of the strategic road network.

### OPPORTUNITY

Prescot Shopping Centre, located on the main pedestrianised high street in Prescot Town Centre, was purchased by Knowsley Council in December 2022. The shopping centre, including the adjoining car park is a key opportunity site within the town centre. Beyond this site, Prescot has a wide range of further residential, leisure and commercial opportunities available within the town centre and surrounding area including gateway sites and major mixed-use opportunities.

### QUICK FACTS

LOCATION:	Knowsley
DEVELOPER:	Knowsley Metropolitan Borough Council seeking investment partners and end users
SUITABLE USES:	Residential, leisure, commercial



## 29. SCI-TECH DARESURY

A jewel in the crown of the North West, Sci-Tech Daresbury is a National Science, Technology and Innovation Campus. Home to UK Research and Innovation's northern laboratory - STFC's Daresbury Laboratory, who have pushed the boundaries of science and technology for over fifty years making scientific breakthroughs that changed the world. It has been leading the industrial renaissance of the Liverpool City Region for more than a decade both attracting and developing science and innovation on a par with the most advanced facilities in the world.

A Joint-Venture between developers Langtree, the Science and Technology Facilities Council (STFC) and Halton Borough Council, Sci-Tech Daresbury is where entrepreneurs and scaling businesses sit alongside international giants. With more than 2,000 people working on campus, it is currently home to IBM Research and Hitachi, with leading edge facilities in areas such as AI, data analytics and digital manufacturing. Home to around 150 high-tech companies in areas such as advanced engineering, digital, life sciences, materials, health-tech, and clean technologies.

### OPPORTUNITY

Sci-Tech Daresbury has an ambitious growth plan to develop almost 1 million sq ft of space for science and technology and business and research use creating up to 10,000 jobs. The campus offers a range of laboratory, office, and workshop space, enabling businesses to both start their journey and scale-up on campus, creating a home for life. As a UKRI national laboratory site, it has an international technology reputation making it attractive for international science and technology businesses

looking to establish a strategic business, technology, or innovation centre activity in the UK. The latest phase of development, Violet, completed in February 2022 delivering a 43,000 sq ft Grade A office and innovation space across 3 buildings. Outline consent has been obtained for Phase Two of Violet, comprising a total 180,000 sq ft. The JV is currently progressing the detailed design of development comprising c.80,000 sq ft of laboratory and office space.

### QUICK FACTS

LOCATION:	Daresbury, Halton Junction 11 M56
TOTAL SITE AREA:	Up to 1 million sq ft
DEVELOPER:	Sci-Tech Daresbury / Langtree
SUITABLE USES:	Stand-alone facilities up to 100,000 sq ft for either single or multi-occupancy use. Smaller offices, laboratories and workshops are available within existing buildings
POTENTIAL DEVELOPMENT VALUE:	Circa £200 Million
DELIVERY TIMESCALE:	2019 - 2035





## 30. SOUTHPORT BUSINESS PARK - KEW

Southport Business Park is north Sefton's largest available site with a total of 27.6 acres available across two sites for new business development. The business park is already home to a number of high profile legal, technological and financial businesses including DC Law, Experian, GTT Communications, Paymentsshield and Premier Wealth Management.

The site is well located to the south-east of Southport town centre in Kew, on the main route towards the M58 and M6 motorways. Southport Business Park sits just 13 miles north of the Port of Liverpool and the Liverpool2 deep water container terminal and is easily accessible to both Liverpool and Manchester city centres (44 and 64 minutes' drive time respectively)

The Business Park has been growing for a number of years and continues to attract new development and occupier enquiries.

The GTT facility (an ultrafast, super low latency globally connected fibre network) connects the site globally, including key financial and technology hubs such as New York, Boston, London, Frankfurt, Paris and Amsterdam. This provides a unique opportunity to develop a stand out development with broad appeal to innovative occupiers.

### OPPORTUNITY

Southport Business Park Phase 1 represents a 16-acre development site on the existing business park which Sefton Council are promoting for new business space.

Site Investigation data is available to support any developer partner which will give clarity to the level of investment required to bring forward the new development.

### QUICK FACTS

LOCATION:	Wight Moss Way, Kew, Southport, Sefton
TOTAL SITE AREA:	11.7 hectares / 27.6 acres across 2 sites
DEVELOPER:	Sefton Council and Wilson Bowden Developments
SUITABLE USES:	B1/B2 and smaller scale B8 Business Space
PLANNING STATUS:	Allocated for most appropriate employment uses alongside sui generis uses
POTENTIAL DEVELOPMENT VALUE:	£60 - 100 Million
DELIVERY TIMESCALE:	2018 - 2032



## 31. SOUTHPORT FAIRWAYS PARK & RIDE

The visitor economy (including business tourism) is a key element of the economic future of Southport, worth over £518m annually. Southport attracts over 8.7 million visitors a year and plays host to a number of national events such as The Southport Air Show, Southport Flower Show and has hosted The Open Golf 10 times.

Southport Golf Links is a high quality and popular 18-hole municipal golf course to the north of the town centre. Adjoining the golf course to the south is the Sefton Council owned former Fairways Park and Ride; a 6-acre development site allocated for a major visitor based attraction.

### OPPORTUNITY

Redevelopment of the former Fairways Park and Ride site is proposed and would be suitable for high quality visitor accommodation (including hotel and self-catering accommodation), associated parking and other complementary leisure facilities to support the existing golf course.

### QUICK FACTS

LOCATION:	Marine Drive, Southport, Sefton
TOTAL SITE AREA:	2.5 hectares / 6 acres
DEVELOPER:	Sefton Council
SUITABLE USES:	Major leisure attraction
PLANNING STATUS:	Allocated for leisure facilities, hotels, facilities for conferences, and attractions
POTENTIAL DEVELOPMENT VALUE:	£75 Million
DELIVERY TIMESCALE:	2018 - 2021

Aerial photography provided by the North West Strategic Coastal Monitoring Programme.





## 32. STANLEY DOCK

Stanley Dock is a unique urban regeneration project, comprising of the conversion of 3 large scale Grade II and Grade II\* brick warehouses to a new vibrant mixed use scheme. Stanley Dock was originally designed by the same architect (Jessie Hartley) as Albert Dock, with the primary buildings completed between 1850 and 1901. This is a key heritage asset which defines this area of the city. Stanley Dock is located at the centre of the Atlantic Corridor / Ten Streets District in the North of Liverpool City Centre. Ten Streets comprises 125 acres of land which is to be redeveloped to provide for a unique new city quarter, to include a creative industries hub, commercial, leisure and residential developments. It is also immediately adjacent to the Peel Groups proposed £5.5 billion Liverpool Waters mixed use scheme and the proposed new stadium for Everton Football Club.

Stanley Dock comprises the Titanic Hotel (153 rooms and wellness spa), the Rum Warehouse and West Bay conference space for meetings and events and the iconic Tobacco Warehouse (duplex loft style apartments c.500 units) and South Warehouse.

Phase 1 of the Tobacco Warehouse is now complete providing 192 apartments.

Stanley Dock has attracted £80m private investment and created 400 jobs to date.

### OPPORTUNITY

An operator is being sought for a 254 Bed apart-hotel (South Warehouse), whilst in both the South Warehouse and the Tobacco Warehouse there is 13,935 sq m / 150,000 sq ft of commercial space available which can include retail/cafes, restaurants/drinking establishments, offices/exhibition and creative space.

### QUICK FACTS

LOCATION:	Stanley Dock, Liverpool
DEVELOPER:	Harcourt Developments
SUITABLE USES:	Residential, apart-hotel, leisure, retail, office and exhibition space
PLANNING STATUS:	Planning consent issued
POTENTIAL DEVELOPMENT VALUE:	£325 million
DELIVERY TIMESCALE:	Ongoing



## 33. ST HELENS TOWN CENTRE

St Helens Borough Council and the English Cities Fund have entered a 20-year partnership that will deliver a range of investment opportunities across the borough. Initial activity includes investment of £200m to provide commercial, leisure and housing opportunities in St Helens town centre.

St Helens is perfectly positioned at the heart of the North West, having a proud industrial heritage with innovation at its core. It was the centre for innovation in glass making, chemical production and pharmaceuticals and is the birthplace of brands such as Beechams and Pilkingtons. It will soon be the home of Glass Futures, which is creating a Global Centre of Excellence to make glass the low carbon material of choice, residing next to the stadium of Super League and World Club Champions St Helens.

### OPPORTUNITY

A Masterplan Development Framework has been adopted for St Helens town centre, which will deliver a comprehensive mixed-use development that incorporates offices, hotel, retail, leisure, education, visitor attractions, community uses, urban park, public realm and transport improvements as well as residential presence.

### QUICK FACTS

LOCATION:	St Helens town centre
DEVELOPER:	The English Cities Fund
TOTAL SITE AREA:	c.33 hectares
SUITABLE USES:	Offices / Hotel / Retail / Leisure / Visitor Attraction
PLANNING STATUS:	Phase 1 outline planning in Spring 2022
POTENTIAL DEVELOPMENT VALUE:	£200m+
DELIVERY TIMESCALE:	Phase 1 delivery to commence early 2024





## 34. SYMMETRY PARK

Symmetry Park, Merseyside is a new one million sq ft employment park in Knowsley. The site is ideally located to take advantage of its immediate proximity to the M62 and M57 motorways and Liverpool docks which are within 15 miles / 25 minutes and the Port of Liverpool, home to Liverpool2, a new £400 million deep-water container terminal doubling the port's container capacity. The site forms part of the wider Halsnead Garden Village, the largest combined housing and employment site in the Liverpool City Region and one of only 14 sites in England awarded Garden Village status.

### OPPORTUNITY

The site benefits from a hybrid planning consent for up to 1m sq ft of B8 storage and distribution space and offices. Practical completion of the initial phase of 161,900 sq ft is expected late summer 2023, followed by occupation by the logistics company Yodel in Autumn 2023. Phases 2 and 3 benefit from outline planning for up to 838,100 sq ft of B8 storage and distribution space and offices, subject to occupier specification. The scheme will adjoin a new country park which will provide open space amenity in association with The Land Restoration Trust.

### QUICK FACTS

LOCATION:	Knowsley
DEVELOPER:	Tritax Symmetry
TOTAL SITE AREA:	1 million sq ft
SUITABLE USES:	Warehouse and Distribution
PLANNING STATUS:	Planning permission granted
DELIVERY TIMESCALE:	Phase 1 due to complete early 2023



## 35. TEN STREETS DISTRICT

The Ten Streets area sitting next to Liverpool Waters has established itself as a new “creativity district” for start-up creative businesses, including artists, independent creatives, makers and digital and technology sectors. Acting as a link between Liverpool Waters, North Liverpool and the City Centre, it provides the opportunity to deliver something new and different to Liverpool’s Northern City Fringe – an emerging and vibrant creative quarter that drives future prosperity and enhance the City’s status as an international destination with a unique offer and character.

The area will see circa 125 acres of former dockland between the northern edge of the city centre to Bramley Moore Dock - the site of the new Everton Football Club Stadium, transformed with up to 1 million square feet of development, delivering around 2,500 new jobs. It will attract creative companies and enterprises to flourish alongside artistic organisations. As a creative economy district, Ten Streets will complement other employment areas like the Knowledge Quarter, Commercial District Fabric District and Liverpool Waters.

The vision for Ten Streets is based on Ten Big Ideas which aim to nurture the assets and opportunities unique to this part of the city – stunning maritime architecture, a diverse commercial and industrial heritage and a pivotal location. The area is an established events area.

### OPPORTUNITY

To become involved in the regeneration of a key part of Liverpool’s expanded city centre and its future economy.

Torus recently obtained planning permission and are on site constructing a £30m residential scheme comprising a mixture of apartments and townhouses within the Stanley Dock Character Area.

### QUICK FACTS

LOCATION:	Ten Streets District, North City Fringe, Liverpool
DEVELOPMENT PARTNERS:	Liverpool City Council, Harcourt Development & Torus
TOTAL SITE AREA:	50 hectares / 125 acres
SUITABLE USES:	Offices, digital, IT, arts, galleries, music venues, theatre, visitor attractions, retail, café/restaurant, education and leisure
PLANNING STATUS:	Strategic Regeneration Framework adopted as Supplementary Planning Document (February 2018)
DELIVERY TIMESCALE:	Ongoing since 2018





## 36. UPPER CENTRAL

Upper Central, the gateway to the City's Knowledge Quarter, provides a key link between Liverpool's universities and the Main Retail, Cultural and Ropewalks areas. With over £1.2 billion having been invested in the Knowledge Quarter since 2012, and a further £1.8 billion either currently on site or proposed, Upper Central is to play a major role in providing space for new facilities and businesses that will include educational uses, leisure, public exhibition space, offices, digital and creative industries, medical research institutions, hotels, residential and student accommodation.

Recent investment in Upper Central has seen completions of the £39 million Lime Street Gateway project that includes a 101 bedroomed Premier Inn Hotel alongside a 412 bedroom student accommodation block and ground level retail/leisure/commercial units including a Lidl store.

Augur have taken over the remainder of the Central Village development, now rebranded as "Circus", and will bring forward a new scheme with retail, leisure and residential accommodation. They have already transformed the former Lewis's store into Adagio Serviced Apartments, a 75,000 sq ft Grade A office complex, with PureGym on the ground floor and Liverpool Central Post Office. Adjacent to Lewis's, sits Central Station with a refurbishment programme underway and proposed redevelopment/expansion programme in the pipeline.

### OPPORTUNITY

Liverpool City Council produced a Strategic Regeneration Framework (SRF) in 2019. They will shortly be commissioning consultants to undertake a review of the SRF and produce a masterplan identifying key development opportunities due for completion by early 2024.

### QUICK FACTS

LOCATION:	Upper Central
TOTAL SITE AREA:	c.56 acres
DEVELOPER:	Will be seeking development partners in early 2024
SUITABLE USES:	Education uses, digital, tech, bio-technical facilities, residential, commercial and leisure/ hotel
PLANNING STATUS:	Strategic Regeneration Framework (SRF) to be updated in 2023 in line with the Local Plan and other key planning policy documents
DELIVERY TIMESCALE:	2017 - 2027



## 37. VIKING PARK

Viking Park is a prominent 27 acre site with strategic road and rail links. The site forms part of 3MG, an established and successful logistics location with an operating intermodal rail terminal. This site is identified in the Liverpool City Region Freeport Strategy and is suitable for up to 260,000 sq ft of B1/B2/B8 accommodation across 2 sites.

The intermodal rail terminal has daily train links that offer unrivalled access to the UK's deep sea ports and handles in excess of 140,000 containers each year of which 80,000 are moved by rail; this saves 25 million miles by road per year. There are currently 530,000 sq ft of existing high quality distribution warehousing on site, as well as a new state of the art Biomass Facility offering renewable energy.

### OPPORTUNITY

Viking Park provides up to 27 acres of land with design and build opportunities up to 260,000 sq ft of logistics warehousing adjacent to the intermodal container terminal.

### QUICK FACTS

LOCATION:	3MG - Mersey Multimodal Gateway, Widnes, Halton
TOTAL SITE AREA:	10.9 hectares / 27 acres
DEVELOPER:	Esken
SUITABLE USES:	B1 Offices, B2 General Industrial, B8 Storage & Distribution
PLANNING STATUS:	Planning consent agreed for up to 260,000 sq ft design and build opportunities
DELIVERY TIMESCALE:	2022 - 2024





## 38. WATSON STREET, ST HELENS

Watson Street is a 12.5 hectare (31 acre) mixed use development site adjacent to St Helens town centre with scope to accommodate a range of residential, research and development, commercial and light industrial uses. Initial master planning indicates that 413 new homes alongside 44,348m<sup>2</sup> of commercial and industrial floorspace could be accommodated. This strategic site is immediately south of the English Cities Fund town centre regeneration area.

The site is currently an employment site earmarked for redevelopment from 2024 onwards. Watson Street has been at the centre of global manufacturing and innovation for nearly 200 years. The regeneration proposals provide opportunity to celebrate the unique heritage and history of the site while securing a vibrant future legacy by creating 1000 new jobs and securing £400m GVA of additional economic value to the town.

Watson Street is in a key strategic location, benefitting from close access to the M62 Motorway via the primary route network as well as local pedestrian access to rail and bus stations with regional and national links. The owner/occupier and St Helens Borough Council are working together to prepare a Masterplan for the development that will be consulted on in late summer of 2023 and considered for approval by the Council by the end of 2023.

### OPPORTUNITY

A large, unique, single ownership development site with emerging masterplan for 400 new homes and 44,348m<sup>2</sup> of commercial, R&D and industrial floorspace capable of supporting plans to regenerate the town centre and create 1000 new jobs.

### QUICK FACTS

LOCATION:	Watson Street, Canal St, St Helens
TOTAL SITE AREA:	12.5 hectares / 31 acres
DEVELOPER:	Wirral Council-Big Heritage, Merseytravel
SUITABLE USES:	Emerging masterplan for residential, commercial, R&D and industrial uses (B1, B2, B8)
OTHER:	Potential Freeport Customs Site, proximity to emerging R&D and advanced manufacturing centres and town centre investments



## 39. WIRRAL WATERS

Peel L&P's Wirral Waters is the largest regeneration project in the UK by consented floor area. The vision consented by Wirral Council is for a highly sustainable and healthier, mixed use, mixed income project that is 'of Wirral' providing a counterpoint to Liverpool. The project forms part of the Mersey Waters Enterprise Zone (EZ) and Wirral Housing Zone. Following the Liverpool City Region being awarded Freeport status in 2021, the MEA Park neighbourhood and Northside area of Wirral Waters will also become a Freeport Tax Site.

Wirral Waters is in delivery mode. A 25,000 sq ft office known as the Hythe completed in December 2021. New public realm has also been installed in the last 18 months creating new green space, streetscapes and cycling infrastructure that will promote active travel. The residential neighbourhood 'Northbank' is set to deliver 1,100 new homes in the next three years. The first Phase of Redbridge Quay comprising 30 low-carbon and modular homes are now completed. This is the first phase of 350 modular homes. In January 2022 Peel L&P completed a £130m investment with the Pension Insurance Corporation into Millers Quay, another residential scheme on Northbank that will deliver 500 new homes which is now on site.

An exciting pipeline of mixed use projects will be coming to the market in 2022/23 including the 1 million sq ft MEA Park, a centre for local amenities at Egerton Village and the Maritime Knowledge Hub.

### OPPORTUNITY

Initial development activity is to be clustered in three neighbourhood areas: 'Four Bridges', 'Northbank' and 'MEA Park' at West Float. Planning permission is in place for 20m sq ft (2m sq m) of floor space including up to 13,000 residential units.

### QUICK FACTS

LOCATION:	Wirral Waterfront, Wirral
TOTAL SITE AREA:	202 hectares / 500 acres
DEVELOPER:	Peel Land & Property
SUITABLE USES:	Office / Commercial / Residential / Hotels / Education / Advanced Manufacturing / Industry / Modular construction
PLANNING STATUS:	Outline planning permission granted in May 2012
POTENTIAL DEVELOPMENT VALUE:	£5 Billion
DELIVERY TIMESCALE:	Delivery will be in phases. First phases are underway





## 40. WOODSIDE WATERFRONT

Over the past twelve months Wirral Council has focused on preparing the Birkenhead 2040 Regeneration Framework (BRF) to realise the ambition of a transformational regeneration programme along the Left Bank of the River Mersey stretching from New Brighton to Bromborough. This is one of the largest and most ambitious regeneration programmes in the UK with the potential to create up to 21,000 new homes over the next 20 years through a radical re-use of neglected and brownfield sites, underpinned by the emerging Local Plan.

### OPPORTUNITY

Wirral Council is seeking funding partners to contribute and be involved with the aspirational redevelopment of a prime Waterfront area of the Left Bank of the River Mersey with immediate panoramic views back across to the Liverpool waterfront. Wirral Council are starting to pump prime and deliver regeneration opportunities in the area via an initial £23million public sector led infrastructure package of works at Woodside over the next two years. Funding is secured and this intervention will revamp the existing road network, deliver large scale public realm enhancements with a new park setting as its centre piece looking onto the River Mersey whilst opening up the area in a planned way to a mixture of unique development opportunities to create a new world class Waterfront neighbourhood that would become home to in excess of 1000 people alongside hotels, bars, restaurants and a range of leisure uses.

Early schemes include a new Battle of the Atlantic attraction, whilst Merseytravel are delivering a new £10million ferry pontoon to secure the future of the area for services for the next 40 plus years. The area is also directly served by Hamilton Square Station which is only one stop / 3 minutes to Liverpool City Centre.

### QUICK FACTS

LOCATION:	Woodside Waterfront, Wirral
TOTAL SITE AREA:	12 hectares/ 30 acres
DEVELOPER:	Wirral Council-Big Heritage, Merseytravel, Peel Land & Property, Boom Developments
SUITABLE USES:	Residential, Leisure, Commercial
PLANNING STATUS:	Application to be submitted 2023
POTENTIAL DEVELOPMENT VALUE:	£250million+
DELIVERY TIMESCALE:	2022 - 2030



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