

SYMMETRY PARK MERSEYSIDE UNIT 02: 273,157 sq ft AVAILABLE NOW

FURTHER DESIGN & BUILD OPPORTUNITIES AVAILABLE UP TO 445,000 sq ft



SCAN FOR MORE



EPC
A RATING



BREEAM rating:
'Excellent'

ACCOMMODATING YOUR FUTURE

THE SITE

Symmetry Park Merseyside is a highly sustainable new logistics hub at J6 of the M62, between Liverpool and Manchester, offering direct access to regional, national and international markets. Following the successful pre-let of 161,900 sq ft to Yodel, **Unit 02 - a new 273,000 sq ft high-spec building - is now ready for immediate occupation.**

Part of the Halsnead Garden Village - Liverpool City Region's largest combined housing and employment development - the Site benefits from a growing **local workforce and strong infrastructure** to support long-term business growth.



LABOUR



LOWER LABOUR COSTS

Average pay per employee in Knowsley is approximately £1,400 per annum less than neighbouring Warrington.



LOCAL OCCUPIERS



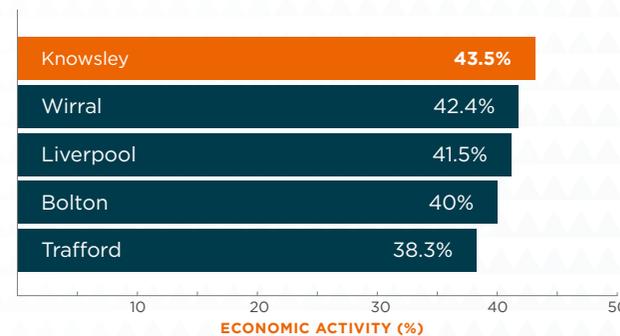
ECONOMIC ACTIVITY

Symmetry Park Merseyside is situated in the Knowsley district, home to 291,024 people and 121,453 economically active.

Large settlements within a 30-minute drive of the Knowsley site include: Kirkby, St Helens, and Huyton, providing immediate access to 2.3 million residents.

Economic activity in the Knowsley district is at 43.5%, which sits above neighbouring areas such as; Bolton, Liverpool, Trafford, and The Wirral.

1 in 8 jobs within the local catchment are within the logistics and industrial sector, higher than Trafford, Salford and Manchester.



There are 1.4 million people within the Knowsley catchment of core working age (15-64) of which 60% are under the age of 45.

EMPLOYEE LOCAL AMENITIES & WELLBEING

LOCAL AMENITIES



1



3



2

WELLBEING AMENITIES



4



6



5

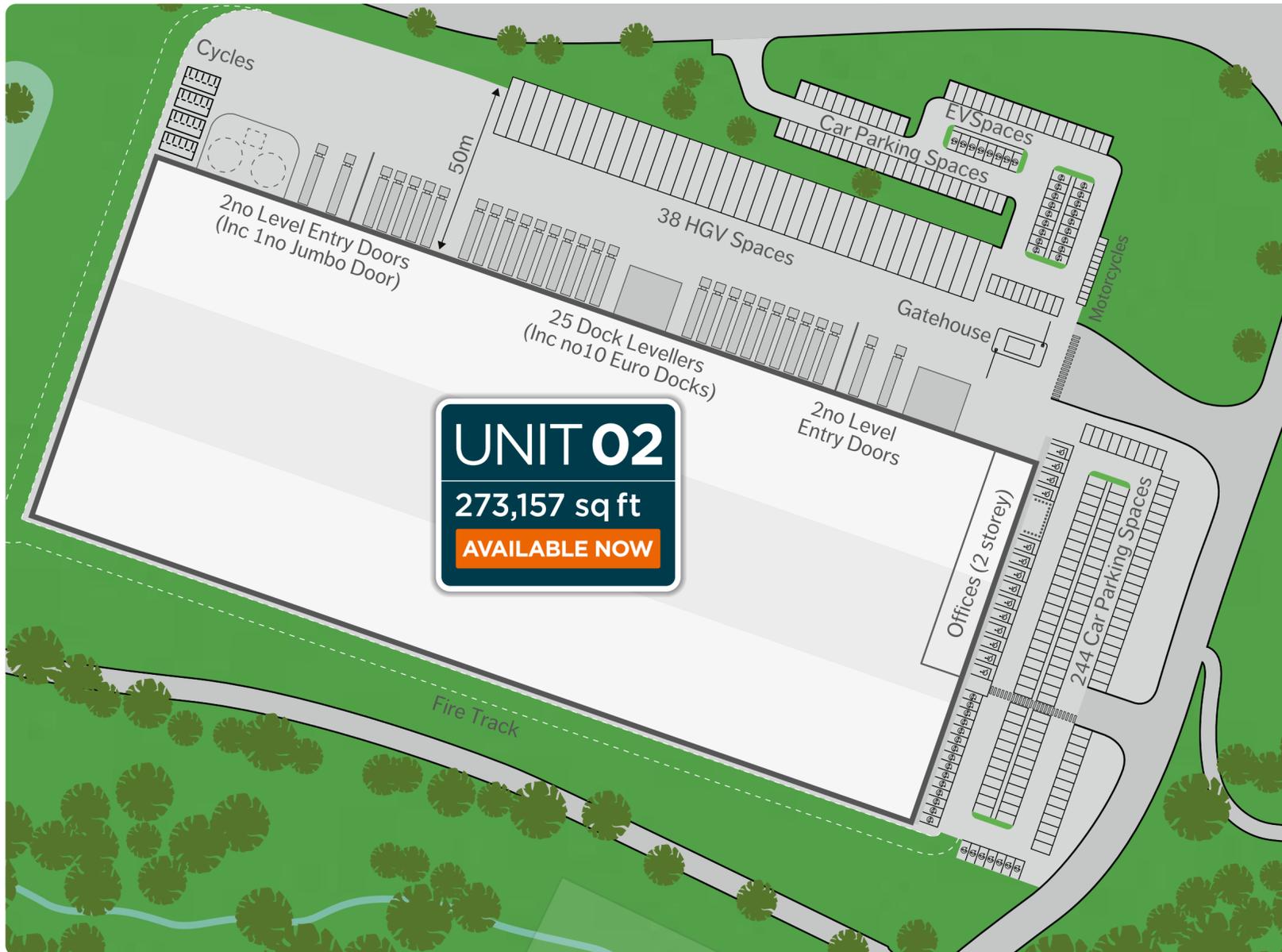
- 1 TARBOCK ISLAND AMENITIES
- 2 SHAKESPEARE NORTH PLAYHOUSE, PRESCOT
- 3 WHISTON STATION - TO LIVERPOOL & MANCHESTER
- 4 HALSNEAD GARDEN VILLAGE (NEW HOMES, FACILITIES & GREEN SPACES)
- 5 NEW COUNTRY PARK
- 6 TRAIL PATHS



▲ SYMMETRY PARK MERSEYSIDE

UNIT 02

Warehouse	254,957 sq ft	23,686 sq m
Main Offices	14,356 sq ft	1,334 sq m
Hub Offices	3,519 sq ft	327 sq m
Gatehouse	325 sq ft	30 sq m
Total	273,157 sq ft	25,377 sq m
Clear Height		15 m
Loading Docks		25
Level Entry Doors		4
Yard Depth		50 m
HGV Parking Spaces		38
Floor Loading		50 kN/m ²
Car Parking Spaces		244



**UP TO 6 MVA
POWER AVAILABLE**



ROAD

	Distance
M62 (J6)	1 mile
M6 (J21A)	12 miles
Warrington	12 miles
Liverpool	10 miles
Manchester	27 miles
Leeds	66 miles
Sheffield	72 miles
Birmingham	92 miles
Nottingham	103 miles
London	215 miles



AIRPORT

	Distance
Liverpool	8 miles
Manchester	29 miles
East Midlands	95 miles



RAIL PORT

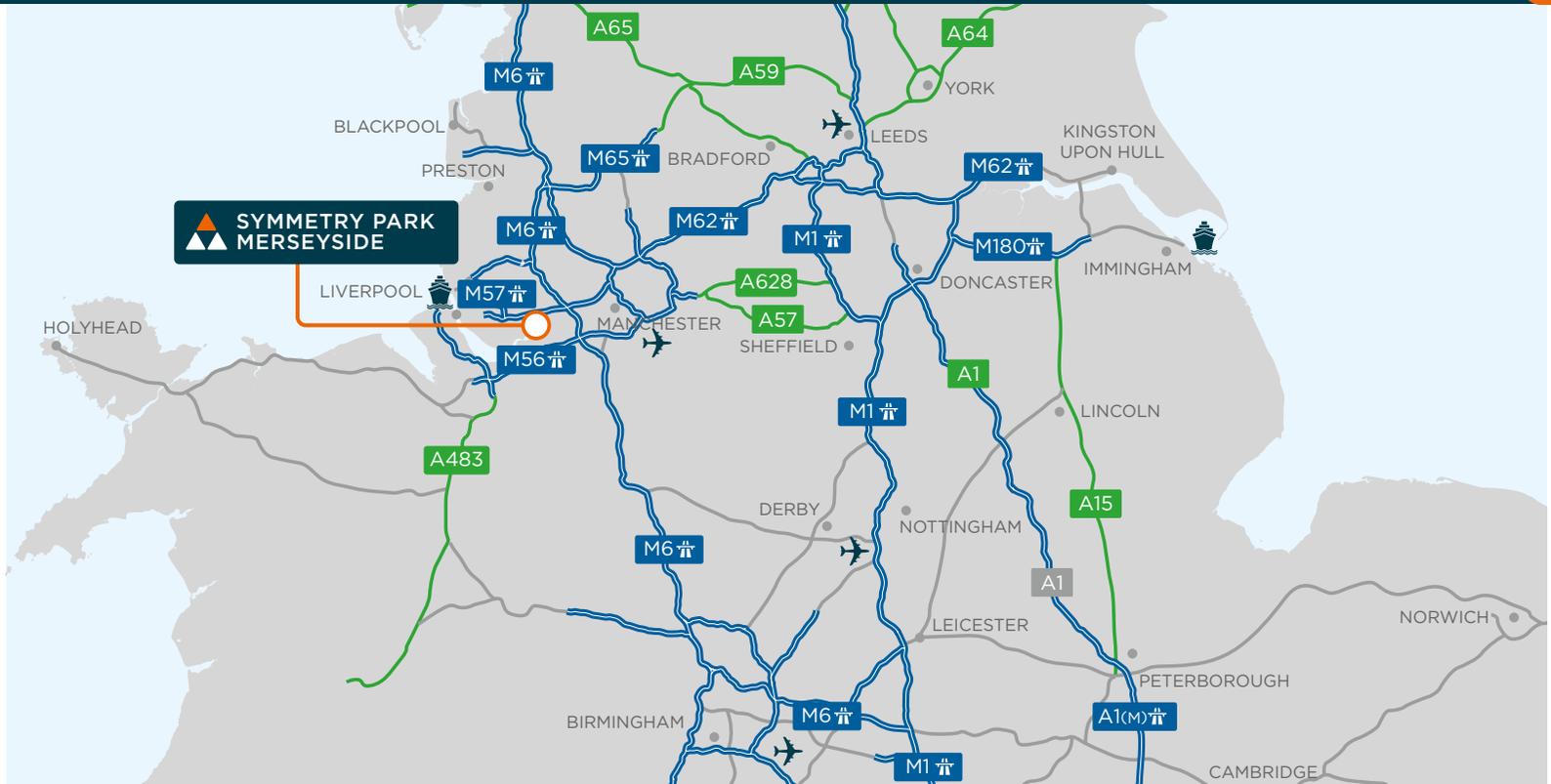
	Distance
Liverpool Garston	10 miles
Trafford Freight Terminal	27 miles



SEA PORT

	Distance
Liverpool 2	16 miles
Holyhead	100 miles
Hull	110 miles

Source: Google Maps.



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SAT NAV: L35 1QR

reader.powers.land

FURTHER INFORMATION



LAURENCE DAVIES
laurence@cpp.uk
07385 410 942

ROB TAYLOR
rob.taylor@cpp.uk
07825 193 365



PAUL COOK
paul.j.cook@cbre.com
07793 119221

DARREN HILL
darren.hill2@cbre.com
07590 485287

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