

A NEW 500,000 SQ FT

**CROSS-DOCKED
LOGISTICS / INDUSTRIAL
FACILITY**

CENTRALLY LOCATED
IN BIRKENHEAD,

8 MINUTES FROM M53 J3

AVAILABLE FOR IMMEDIATE
OCCUPATION

VRC 500 BIRKENHEAD

**CAMPBELTOWN ROAD, TRANMERE,
BIRKENHEAD, CH41 9HP**

TUNGSTEN
PROPERTIES



TRISTAN
CAPITAL PARTNERS

MERSEYSIDE'S LARGEST DISTRIBUTION / PRODUCTION UNIT WITH EXCELLENT ACCESS TO THE M53

Arc 500 is a 497,201 sq ft speculative industrial / distribution facility, ideal for large scale logistics operations, seeking an established location with excellent access to the M53 and Port of Liverpool.

Arc 500 occupies a prominent position on Campbeltown Road off New Chester Road (A41), next to the world renowned ship builder Cammell Laird.

The facility is strategically situated 3.2 miles from the Kingsway Tunnel which sees an average of 45,000 vehicles passing through daily and just 3.5 miles from the M53 J3 providing access to the broader national motorway network.



STRATEGICALLY
LOCATED ONLY
8 MINUTES FROM
THE M53 & THE
KINGSWAY TUNNEL

LARGE SCALE LOGISTICS IN A PREMIER BUSINESS LOCATION

Arc 500 will benefit from up to 15m clear internal eaves, cross docked loading via 56 dock level loading doors and 8 level access loading doors. Additional features will include:



EPC Rating
Of A



Floor Loading
50kn/M2



EV Charging
Points



Up To
1750 Kva



Two Storey
Offices



Raised
Floors



Suspended
Ceilings



Fully
Carpeted



Estate
Lighting



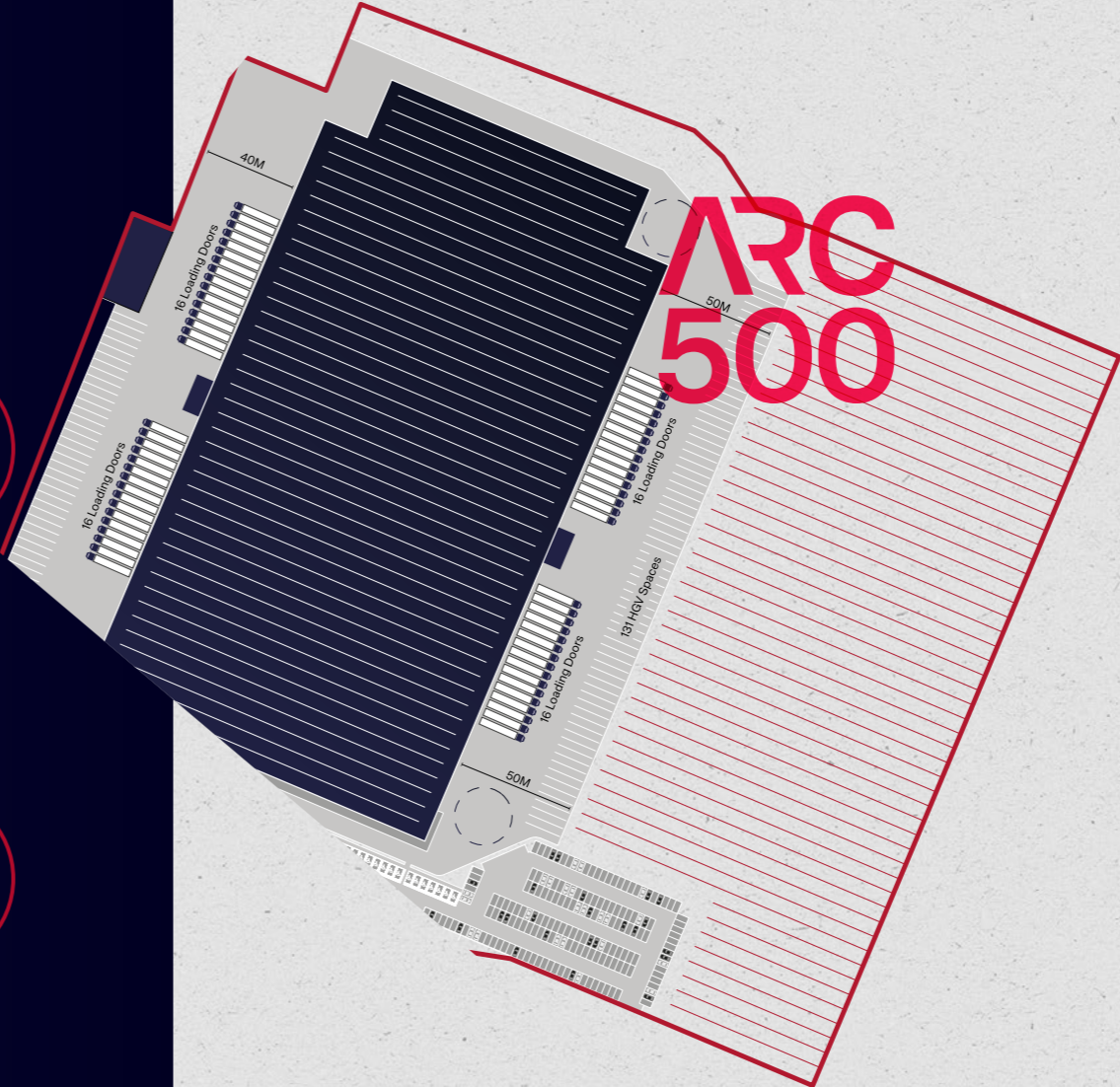
Comfort
Cooling



Male &
Female WC's



Disabled
WC's



9.2 Acres of
secure surfaced yard
space also available



River Mersey



ARC 500		Sq Ft	
Warehouse	465,967	Eaves Height	15M
First & Second Floor Offices	24,590	Loading Doors	64
Hub 1 & 2	6,318	Level Access	8
Gatehouse	326	Car Parking	439
Total GIA	497,201	Yard Depth	50M



Carbon neutral
building



EMBRACING THE FUTURE WITH CUTTING-EDGE SUSTAINABLE FEATURES



CARBON NEUTRAL

Arc 500 has been designed to achieve carbon neutrality, prioritising the reduction of carbon emissions throughout its entire development lifecycle.

This cutting-edge project is committed to adhering to the highest Environmental, Social, and Governance (ESG) standards in the market.

Key environmentally conscious features include:



EPC
A

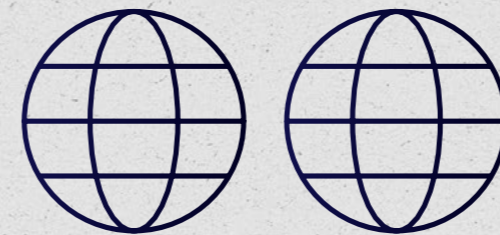
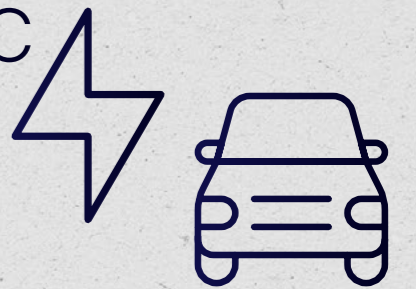


CYCLE
SHELTERS



ENHANCED
ECOLOGY &
LANDSCAPING

40 ELECTRIC
VEHICLE
CHARGING
SPACES



BREEAM
EXCELLENT
ACHIEVED

ROOF FRAME
DESIGNED
FOR FUTURE
PV INSTALLATION
TO WAREHOUSE
AT 0.15KNM2



10% ROOF LIGHTS

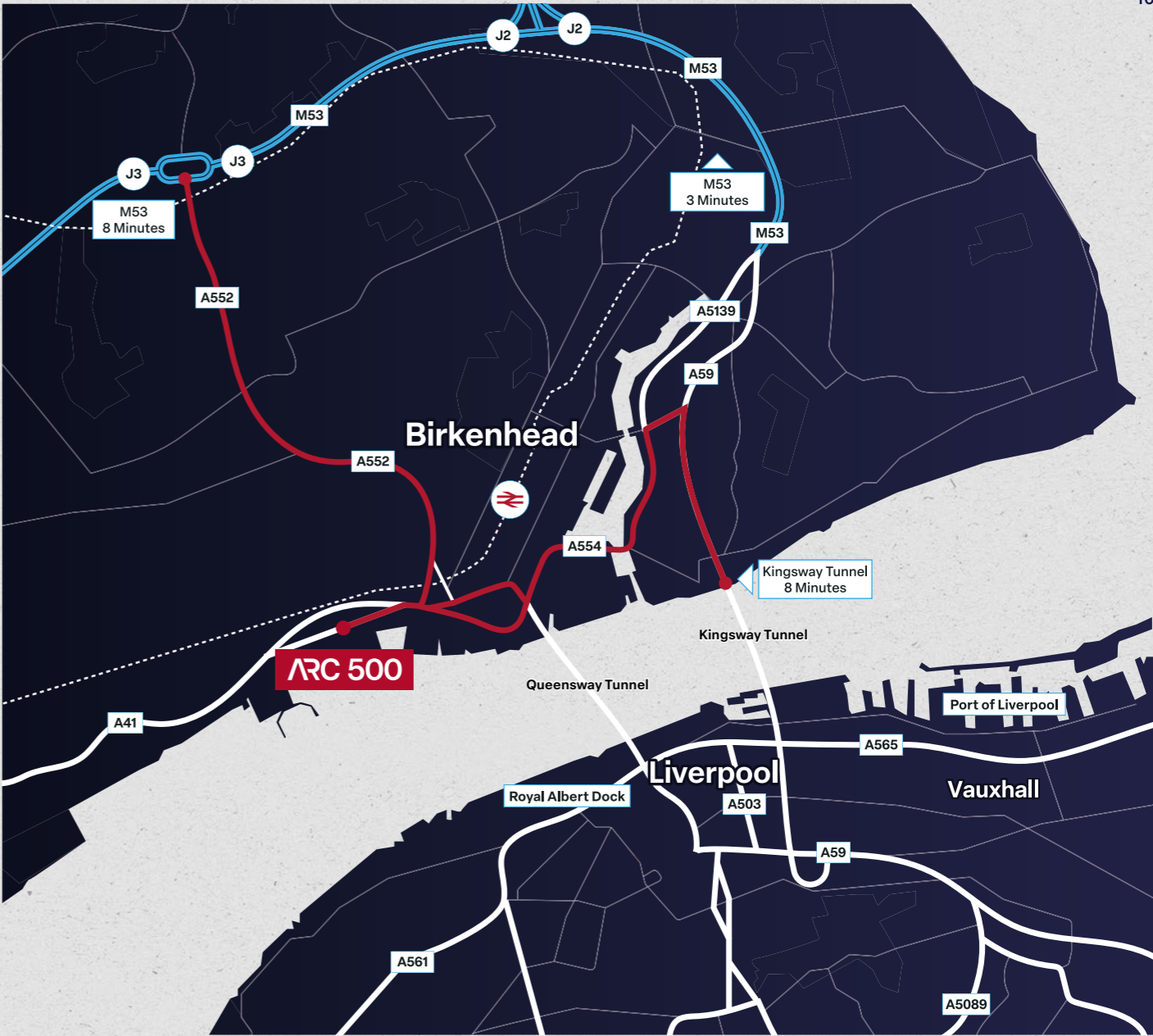


ARC 500

DRIVE TIME
● 2 HOURS ● 1 HOURS ● 30 MINUTES

///POWER.YOGA.OCCUPY SAT NAV: CH419HP

DIRECT ACCESS TO THE 6 LANE M53 MOTORWAY & KINGSWAY TUNNEL

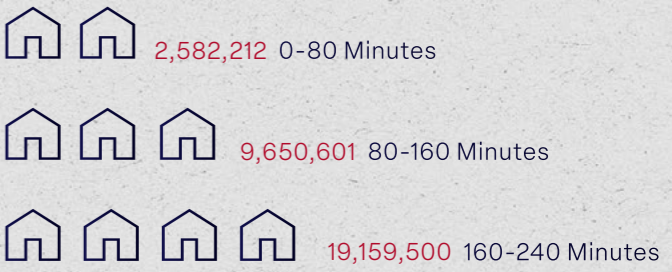


	Time	Distance
A41 (New Chester Road)	2 Mins	0.2 Miles
Port Of Liverpool	6 Mins	2.5 Miles
Liverpool	7 Mins	2.7 Miles
M53 Junction 3	8 Mins	3.5 Miles
Liverpool Superport	11 Mins	3.6 Miles
M53 Junction 5	14 Mins	5.9 Miles
Ellesmere Port	18 Mins	9.3 Miles
Chester	29 Mins	16.8 Miles
Manchester	1 Hr	37.3 Miles
Birmingham	2 Hrs	102 Miles
London	4 Hrs 5 Mins	216.1 Miles

POPULATION



HOUSEHOLDS



OPTIMISED SUPPLY CHAIN & ECONOMIC OPPORTUNITIES

Arc 500 offers businesses access to a strong and readily available workforce and is located within the Liverpool City Region Freeport Zone, which brings multiple benefits to occupiers.

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 on the value of inputs or finished goods.

Movement by conduct - goods can move between other UK Freeports within UK by conduct.

Simplification - all covered by a single authorisation meaning less contact with HMRC.

Unlimited storage periods - no time limit for storing goods.

There are 8 Freeports in England and 2 in Scotland.

Duty exemption - duty exemption for re-exports.

For more information visit:
www.liverpoolcityregion-ca.gov.uk/freeport

Source for demographics: *nomisweb.co.uk



63% of the local population in Birkenhead are of working age



4.6% of people are locally employed in the transport and storage sector



16,684 people are locally employed in the manufacturing sector



The unemployment rate in the North West is 4.3%, Higher than the UK average



38.7% of people in the North West are educated to NVQ4 and above



The gross average salary in Liverpool is 10% lower than the UK average





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