



Wirral
Waters

MEA Park

**3 Serviced Development Platforms
(Plots 1-3)**

Available Q4 2027

Unit 4

44,928 sq ft

Available Q4 2027

**Available for purchase, lease,
or Design & Build**

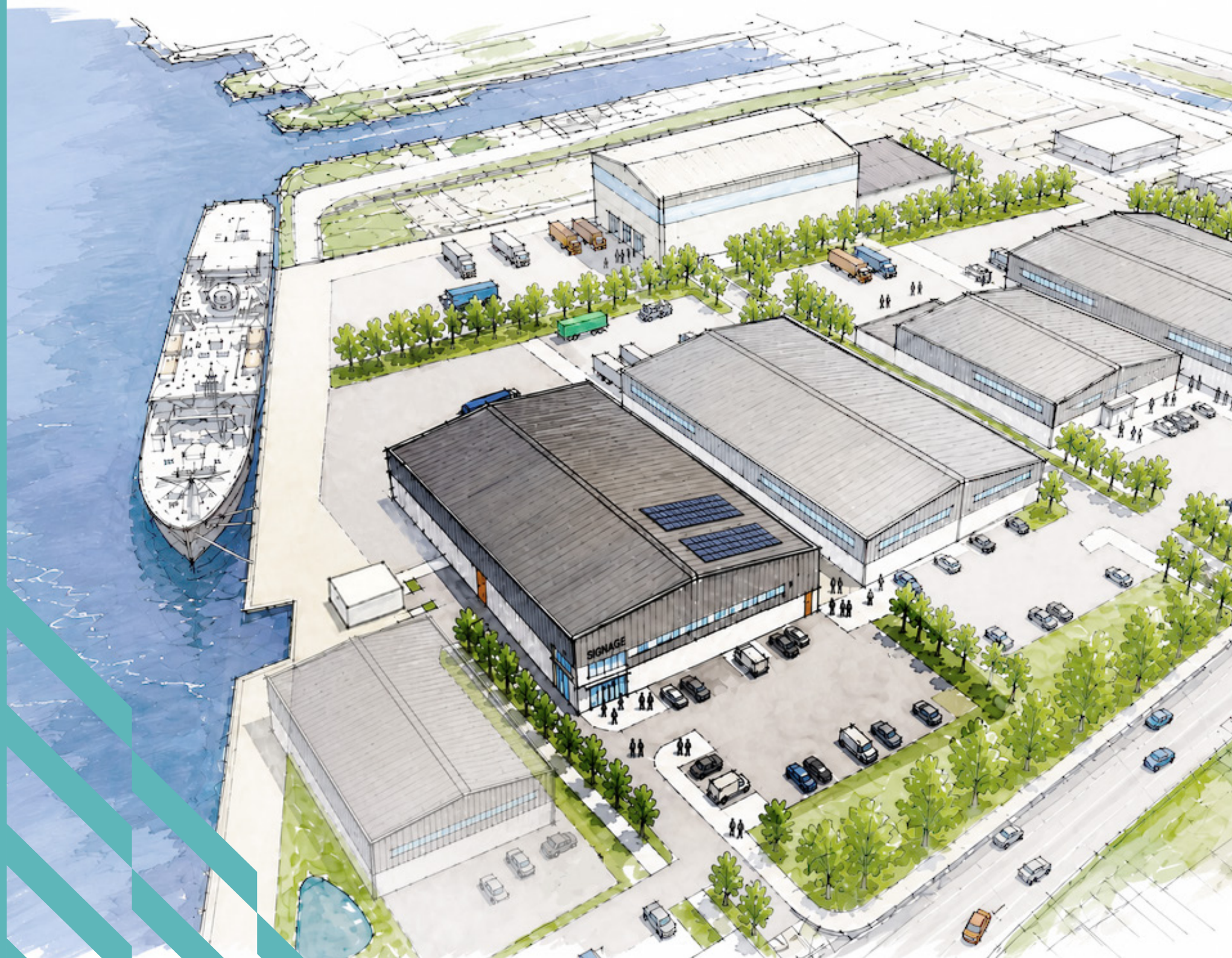


Description

Mea Park (Marine, Energy and Automotive Park) will offer flexible, future-ready employment space supporting a range of industrial, manufacturing and distribution uses. The scheme has been designed with a contemporary building form and high-quality materials that reflect the character of this evolving employment destination.

The work also enables extensive remediation works across the site, bringing previously underutilised brownfield land back into productive use.

MEA Park



Accommodation

Plots 1-3 are serviced development plots, or are available on a Design & build basis.

Plot 1	1.01 ha	2.49 acres
GIFA	4,150 sq m	44,670 sq ft
Plot 2	0.78 ha	1.93 acres
GIFA	3,212 sq m	34,574 sq ft
Plot 3	0.82 ha	2.03 acres
GIFA	4,048 sq m	43,572 sq ft
Unit 4	0.99 ha	2.45 acres
GIFA	4,174 sq m	44,928 sq ft



EPC A



**Solar
PV panels**



**Cycle and
motorcycle
parking facilities**



**53 car
parking spaces**
including disabled and
EV charging provision



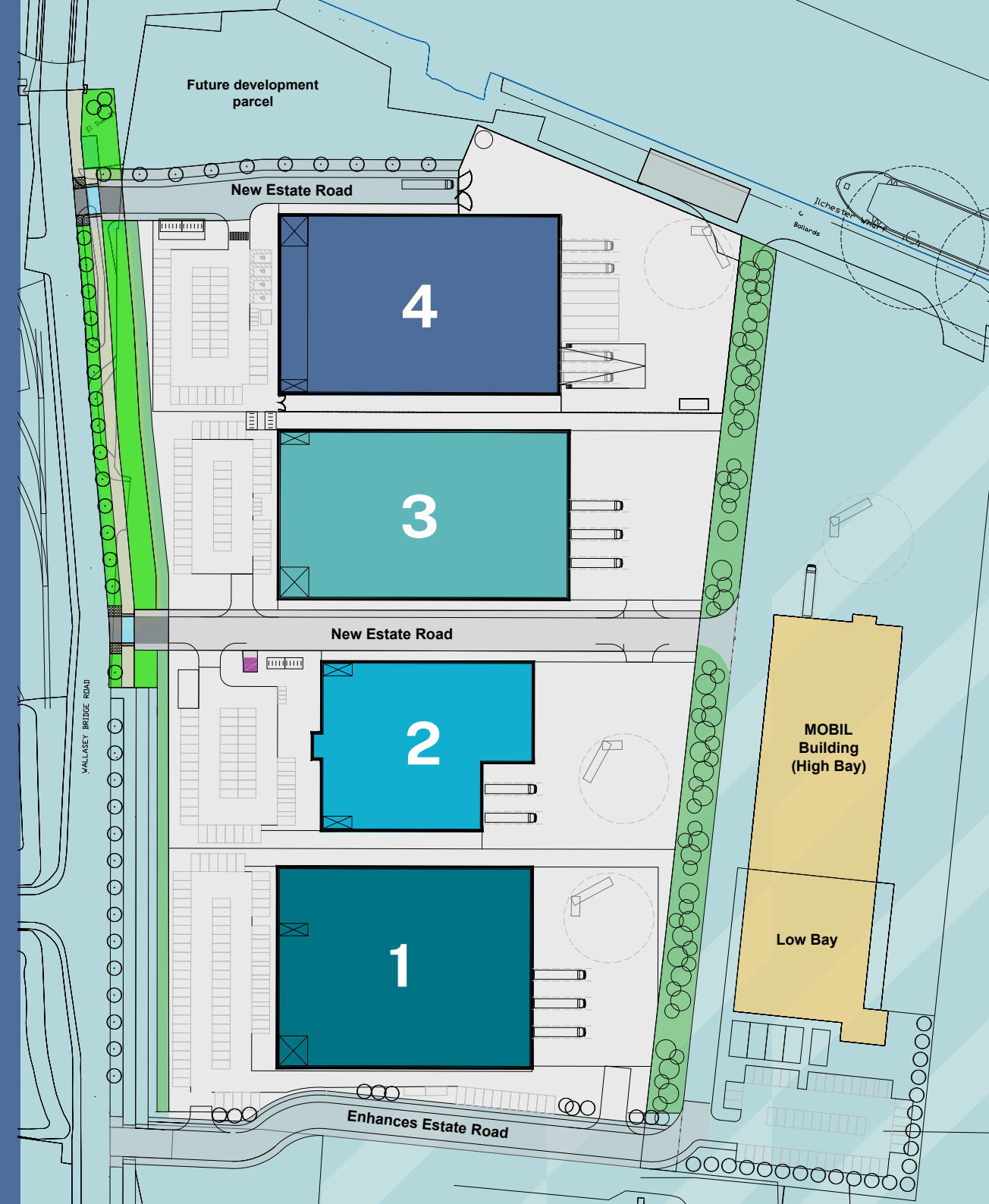
**3 new
access roads**



**New sustainable
urban drainage
systems**



**An energy
substation**



Wirral Waters

One of the most exciting regeneration projects in the UK.

Revitalising 100's of acres of former dock areas, Wirral Waters is a pioneering, mixed use, highly sustainable, waterside city extension.

Wirral Waters has the possibility to transform the derelict site into a sustainable location for local and national businesses, creating 1,000's of permanent jobs for the Liverpool City Region, as well as offering new housing opportunities.

Mea Park

Mea Park falls under the Liverpool City Region Freeport designation, with the Mea Park neighbourhood included within the Tax Site status.

Businesses choosing to locate in these areas may qualify for additional support including tax reliefs and customs benefits.



300 acres
of land & water



1,000
new homes
consented



2,000
trees planted

MEA Park



David Lloyd (Coming 2028)



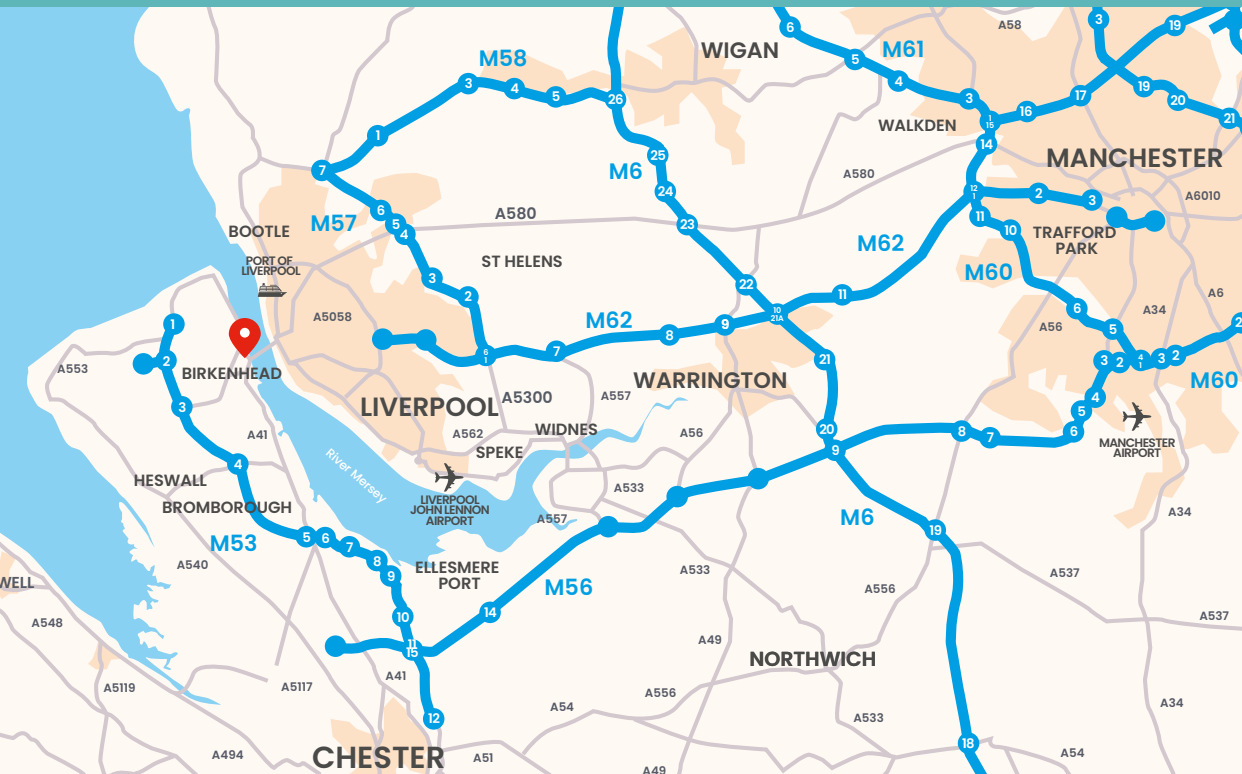
Millers Quay



Edgerton Village

Location

With excellent connectivity to the M53 motorway, the Kingsway Tunnel and the wider regional road network, alongside proximity to Birkenhead North rail station, Mea Park offers a highly accessible location for businesses looking to establish or expand within the Liverpool City Region.



MEa Park





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

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

Customs Site Operator

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

Duty Suspension

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

Duty Inversion

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

Duty Exemption

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

Movement by Conduct

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

Additional benefits include:

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

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

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

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

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

Authorised businesses can utilise the benefits of a CSO. Businesses will need to apply to gain approval from the CSO and HMRC.



£800m
GBP of total
investment



14,000 gross
direct and
indirect jobs



310HA of land
for development



£850m GVA

MEA Park

Demographics

324,011
Population of Wirral



59.5%
Working age



18.6%
Children/young people



21.9%
Older people



Business Sectors of the Wirral



Advanced Manufacturing
/Engineering



Energy



Financial, Professional
Business Services



Construction

Digital & Creative



Visitor Economy

Community Business



Health

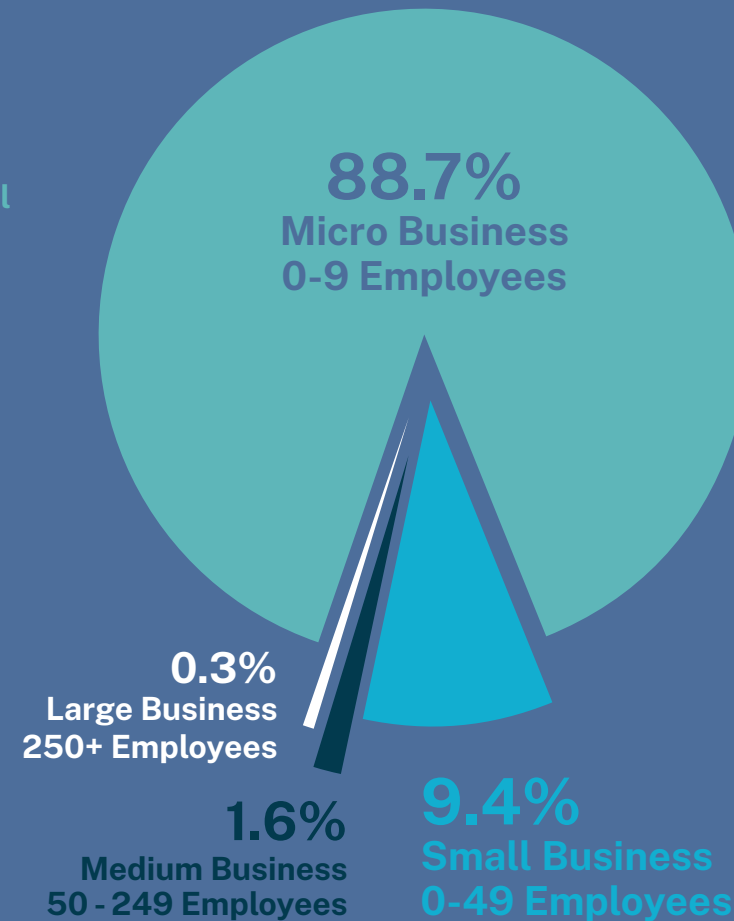


Maritime



Automotive

8,785 enterprises
in Wirral, of which:



Liverpool City Region

In 2024, Liverpool City Region had a total population of 1,607,084 and a median age of 40 years.

£10bn investment in Liverpool Waters and Wirral Waters mixed-use waterfront projects

North West economy worth £176.6 billion

Over 52,890 Liverpool City Region businesses, and 315,860 North West businesses

Liverpool City Region's Visitor Economy is worth £4.98 billion

The creation of over 100,000 additional jobs in the Liverpool City Region by 2040

A net increase of 20,000 businesses over the next 25 years

About Peel Waters

Peel Waters, a part of the Peel Group, has a portfolio of innovative waterfront developments. Our waterfront destinations are located across the UK, as far north as Glasgow in Scotland to the southern part of the UK at Chatham with a concentration in the north west of England from Manchester to the Mersey. Each site is meticulously developed to regenerate its unique waterfront setting, ensuring that the area is once again a vibrant world class destination.

Blending history with innovation our experience spans investment in many different settings from rivers and canals, to docklands – creating thriving well-connected communities.

Our passion and vision is to regenerate and transform sites by creating unique destinations where people can live, work, socialise and enjoy life securing a prosperous future for the area.





MEA Park

Terms

Plots 1 to 3 are available for purchase, lease, or Design & Build. Unit 4 is available for purchase or lease on terms to be agreed.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each party to bear their own legal costs.

Anti-Money Laundering

Proposed occupiers agree to provide evidence of their identity, management or ownership as well as recent proof of address, photographic ID.

Code For Lease Business Premises

Please be aware of the RICS Code for Leasing Business Premises. We recommend you obtain professional advice if you are not represented.

Contact

Mark Diaper

07734 711 409

markdiaper@legatowen.co.uk



Alex Perratt

07951 277 612

alex@b8re.com

