

# **MG** MERSEY MULTIMODAL GATEWAY



## The connected logistics park

At the heart of the giant North West market, with established links by rail to the country's major deep sea ports and beyond.



# An integrated hub in the Worldwide Logistics Chain

## Delivering the goods

**The Mersey Multimodal Gateway offers unrivalled access to the UK's deep sea ports and beyond. Currently 3MG is linked by road and rail to key ports such as Felixstowe, Southampton, Royal Liverpool Container Terminal and Liverpool Freeport.**

It places logistics and retail businesses at the heart of the motorway network and on the doorstep of two rapidly expanding international airports at Liverpool and Manchester, serving more than 200 destinations worldwide.

The scale of the 3MG development makes it one of the largest dedicated logistics parks in the UK.

As would be expected of such a well conceived facility, all infrastructure is contained within a high quality landscaped environment which offers site integrity and a comfortable environment for staff, customers and guests.





## Perfect sense for Logistics Businesses

**The Mersey Multimodal Gateway offers the perfect home for logistics businesses serving the North West, North Wales and North Midlands. Just consider these facts:**

- Its central location at the heart of a region with over 8 million people
- Large, highbay warehousing to bespoke specification
- Outstanding motorway access
- Unbeatable rail access, secure and on-site
- An existing intermodal terminal with daily rail links to deep sea ports
- Channel Tunnel access to European markets

Identified as cost-effective, high quality and secure, its ideal location in the centre of the UK between two of the UK's major conurbations makes 3MG the logical choice.

## A perfect terminal for Rail Operators and Shippers

**The Mersey Multimodal Gateway is already used extensively by some of the world's leading shipping companies, exploiting the daily rail services from deep sea ports which include both Felixstowe and Southampton.**

However, it is the promise of further investment in new extended rail sidings at Ditton Junction and the associated infrastructure which has raised anticipation for further large-scale developments.

A direct connection to the West Coast Main Line and extensive sidings mean there is plenty of capacity for services to grow further. Onward transhipment via road, sea and air is an added major benefit.

For operators running direct rail services to the north of England, the Mersey Multimodal Gateway represents a massive opportunity to boost capacity, increase efficiency and secure new business.





## Room to Build, room to Grow

Huge sites available for up to 3.5 million sq.ft. of high bay warehousing

**The Mersey Multimodal Gateway represents a unique opportunity for developers and end-users of major warehousing and distribution centres to create a bespoke solution, fully utilising the excellent links into the UK transport network.**

With room to add up to 3.5 million sq.ft. of new space to existing stock, 3MG offers unique capacity and an exceptional opportunity for developers to create a flexible solution for their clients.

The site currently boasts 750,000 sq.ft. of existing distribution warehousing. With outline consent for a total of 1.8 million sq.ft. of new buildings, potentially rising to 3.5 million sq.ft. of space, there is nowhere like it in the North of England for developers and occupiers.



“A willing workforce with proven skills and a central position, amidst the growing North West economy”

David Parr, Halton Borough Council, November 2007





# A unique Multimodal Gateway to serve Northern England

A great opportunity for freight, warehousing, retail and import/export businesses

**3MG, the Mersey Multimodal Gateway, is a unique piece of infrastructure offering unrivalled features including:**

- Direct rail access onto the West Coast Main Line
- Rail-connected high bay warehousing
- An operational intermodal terminal facility - already handling in excess of 150,000 containers per year including over 60,000 containers by rail
- Daily rail links to / from key deep sea ports
- 750,000 sq.ft. of existing distribution warehouses, with outline consent for a total of 1.8 million sq.ft. of new buildings, potentially rising to 3.5 million sq.ft.
- New reception sidings planned for 2008
- Direct connections to UK motorway network
- Two international airports on the doorstep
- Only a few miles from the Port of Liverpool
- 60,000 sq.ft. of prestigious office buildings



The 3MG site is strategically located between the West Coast Main Line and the north bank of the River Mersey.

“You cannot afford to ignore the potential of the Mersey Multimodal Gateway.”

Steve O'Connor,  
O'Connor Group, November 2007



# A great Environment, a better Opportunity

The Mersey Multimodal Gateway offers forward-thinking logistics businesses an outstanding environment, with modern infrastructure providing optimal efficiency.

For those businesses with the ambition to grow and improve, the unique mix of connectivity, infrastructure and location make it the perfect base to bring the future that much closer.

A willing workforce, with proven skills and a central position, amidst the growing North West economy, simply crown what is one of the most outstanding real estate development opportunities anywhere in the UK.



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