

# Merseyside Sites and Premises Study

English Partnerships / Merseyside Development Corporation  
Government Office Merseyside / Merseyside Local Authorities

## Brief

BE Group commissioned to undertake a demand assessment for sites and premises throughout Merseyside. It was required to assist the evaluation of applications for European Objective One funding.

Study required:

- Examination of the suitability of existing stock to deliver quality sites and premises
- Assessment of the likely source and level of demand, for industrial and commercial uses
- Advice as to the most appropriate locations for new sites and premises.

## Activities

- Existing development sites and those emerging through the Unitary Development Plans process were identified and 'road tested'
- Similar research conducted for industrial, distribution and office floorspace either vacant or under construction
- 213 sites totalling 1200 ha assessed
- 201 offices providing 2,478,340 sqft identified
- 307 industrial premises providing 5,487,892 sqft graded
- Demand assessment for new business start ups, inward investment, high technology industry, local company expansions
- 700 Merseyside companies surveyed.

## Outcome

The survey reported optimistic prospects for expansion amongst local companies, and high loyalty to the area. Merseyside's existing supply of industrial, warehousing and office space conforms to historic rather than modern location requirements, with around 60 percent of available floorspace pre-dating 1970.

Further 65 ha required to achieve inward investment targets and 2.3 million sqft of new industrial floorspace needed.

Sites of key importance to Merseyside capable of meeting differing market sectors identified and actions required to bring these sites forward made.

Recommendations made concerning the following issues:

- Provision of managed workspace
- Preferred locations for B1 floorspace development
- Funding of new industrial premises.

