UNDER REFURBISHMENT

ESTUARY BANKS

SPEKE, LIVERPOOL L24 8RB



TO LET

MODERN INDUSTRIAL UNIT

65,160 SQ FT ON 5.78 ACRES

lm6.co.uk
LM6
0151 541 2445

B8
0151 675 5000
www.b8re.com

DESCRIPTION

The property comprises of modern industrial unit on a self-contained and secure site, providing the following specification:

- STEEL PORTAL FRAME CONSTRUCTION
- EAVES HEIGHT OF 7M
- LED LIGHTING
- 3 PHASE POWER
- POWER CAPACITY 4 MVA
- TOTAL SITE AREA OF 5.78 ACRES
- THE SEPARATE EXTENSION SITE TO THE REAR IS 2.57 ACRES
- PROFILED METAL CLAD ELEVATIONS
- 10 LEVEL ACCESS DOORS
- INTEGRATED TWO STORY OFFICES
- COVERED LOADING
- LARGE EXTERNAL CONCRETE SURFACED LOADING YARDS

It benefits from low site cover with large, concrete yard area with the ability to extend across the wider estate providing an additional 2.57 acres of concrete hardstanding.





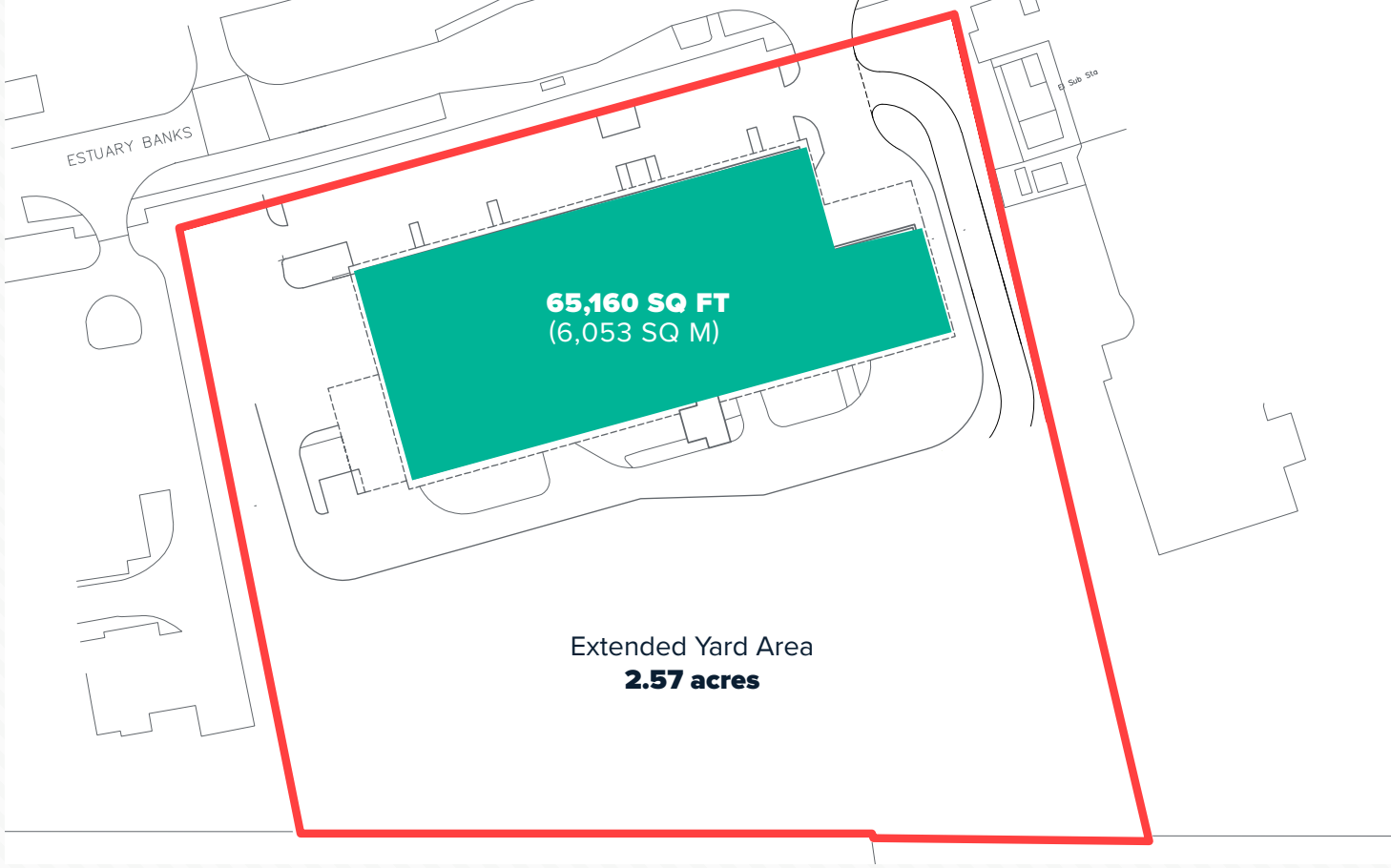


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ACCOMMODATION

FLOOR / USE	SQ M	SQ FT
GROUND FLOOR		
WAREHOUSE	3574.1	38,471
OFFICES	640.0	6,889
FIRST FLOOR		
PRODUCTION / STORAGE	1,232.5	13,267
LABS / OFFICES	69.1	744
SECOND FLOOR		
PRODUCTION / STORAGE	399.6	4,301
PLANT ROOM	138.2	1,488
TOTAL	**6,053.3**	**65,160**
SITE AREA		**5.78 ACRES**

LOW SITE DENSITY
WITH 22% SITE COVERAGE





TENURE

Leasehold.

TENANCY

Unit if offered by way of new Full Repairing and insuring on Lease on terms to be agreed.

The unit is offered in isolation or to include the extended yard area.

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LOCATION

Speke is known as South Liverpool's principal commercial hub and attracts a variety of industries particularly in the Automotive, Pharmaceutical and Distribution Industries.

Large high-profile occupiers such as JLR, B&M Bargains, DHL, Gefco, IAC, Bidvest, Johnson Controls, AstraZeneca, Eli Lilly, Seqirus, Medimmune and Argos/ Sainsburys.

DRIVE DISTANCES

TRANSPORT LINKS

M57 (JUNCTION 1)	6 MILES
M62 (JUNCTION 6)	6 MILES
M56 (JUNCTION 11)	13 MILES
M6 (JUNCTION 21A)	17 MILES

LOCATIONS

LIVERPOOL CITY CENTRE	6 MILES
WIDNES	6 MILES
RUNCORN	7.5 MILES
WARRINGTON	12 MILES
MANCHESTER CITY CENTRE	30 MILES

PUBLIC TRANSPORT

LIVERPOOL SOUTH PARKWAY RAILWAY STATION	2 MILES
HUNTS CROSS RAILWAY STATION	2 MILES

SITUATION

The unit occupies a prominent position fronting Estuary Banks, accessed via either Speke Hall Rd or Estuary Boulevard from Speke Boulevard (A561). This is the principal arterial road in South Liverpool giving wider access to Liverpool City Centre or the M57/M62.

It forms part of the wider Estuary Commerce Park, a well-established commercial estate which comprises 120 acres (50 hectares) and strategically positioned in the heart of Speke's industrial area.

Estuary Business Park, offers excellent connectivity to Liverpool John Lennon Airport, the M62 motorway, and the Port of Liverpool.

PORTS

PORT OF LIVERPOOL	15 MILES

AIRPORTS

LIVERPOOL JOHN LENNON AIRPORT	3 MILES
MANCHESTER AIRPORT	30 MILES

SAT NAV: L24 8RB



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FURTHER INFORMATION

SERVICE CHARGE

A service charge is administered throughout the Estate.

RATEABLE VALUE

The unit has a rateable value £237,000, effective 1 April 2023.

EPC

Energy Performance Certificates are available upon request.

LEGAL COSTS

Each party to bare their own legal costs incurred in any transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

VAT

VAT payable at the prevailing rate.

CONTACT DETAILS

To discuss the opportunity, or to arrange an inspection please contact:

B8
0151 675 5000
www.b8re.com



ALEX PERRATT
alex@b8re.com
07951 277 612



JON THORNE
jon@b8re.com
07738 735 632

lm6.co.uk
LM6
0151 541 2445



TONY O'KEEFE
tony.okeefe@lm6.co.uk
07900 134 483

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