



Unit 80, VENTURE POINT WEST, SPEKE, L24 9PB

9,563 sq ft

- Secure gated estate with 24hr access
- Modern specification and build
- 6m eaves height
- 5m electrically operated warehouse doors
- 3-phase electricity



LOCATION

Venture Point West is well located in the heart of Speke, 0.25 miles off Speke Boulevard (A561), within 1 mile of Liverpool John Lennon Airport and 10 miles to the south of Liverpool City Centre. This is a high quality development which provides a total of 62,146 sq ft of industrial space with units ranging from 3,147 to 14,206 sq ft. Each of the 12 self-contained units has been built to the highest specification with a BREEAM 'Excellent' environmental rating.

SERVICES

All mains' services, including three-phase electricity, are connected.

ACCOMMODATION

	Size (sq ft)	Size (sq m)
Warehouse	4,698	436.46
Ground and First Floor Office	3,886	361.03
Mezzanine	979	90.98
TOTAL	9,563	888.47

DESCRIPTION

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LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices are exclusive of but may be liable to VAT at the prevailing rate.

EPC

A full Energy Performance Certificate is available upon request

VIEWINGS

For further information please contact:

Contact: Alex Perratt
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Contact: Jonathan Williams
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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. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

