Available Now

To Let

176,084 Sq Ft

MIRASTAR

Up to 5 MVA Power Availability*

L175

Liverpool, Speke, L24 8AA

/// PAYS.NAILS.ZOOM

L175

MIRASTAR

Strategic location within the Liverpool City Region Freeport

Scan to learn more

Liverpool City Region Freeport

Liverpool, Speke, L24 8AA

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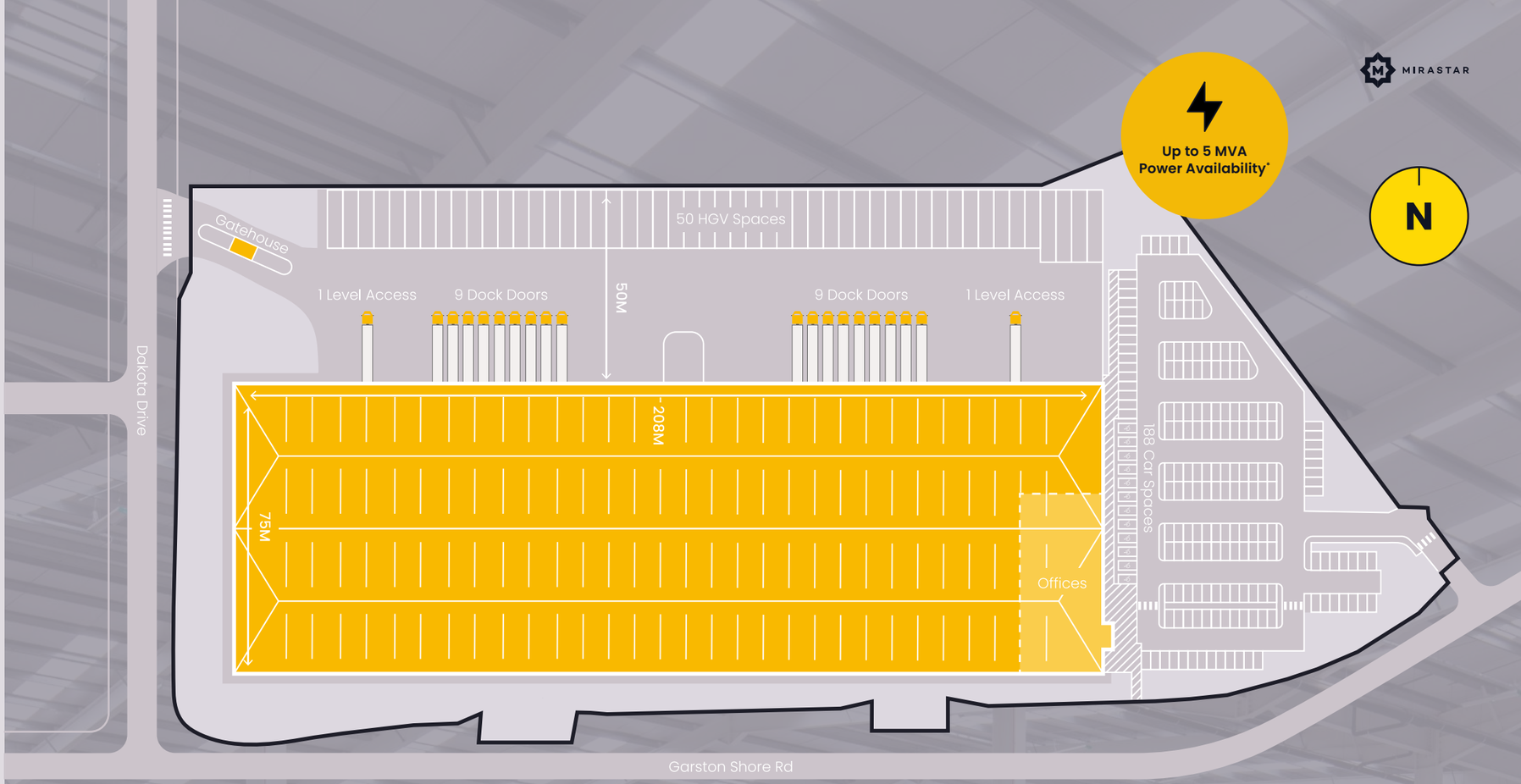
L175

Top-Tier Specifications in Liverpool's Prime Logistics Hub

L175	SQ M	SQ FT
Warehouse	15,481.17	166,638
Ground Floor Reception	110.36	1,188
First Floor Offices	767.20	8,258
Total	**16,358.73**	**176,084**

	VNA	WA
Indicative Racking Options	25,270	18,620
Racking Width	900	900
Spaces Between Racks	200	200
Minimum Aisle Width	2,000m	2,000m
Tunnel Through All Aisles	2 Spaces High	2 Spaces High
Number of Rows	94	70
Number of Pallets High	6	6
Number of Pallets Per Row	266	266
Approx Total Pallet Spaces	**25,270**	**18,620**



18 Dock Level Doors

2 Level Access Doors

Constructed in 2016

LED Lighting

12.5m Eaves Height

Up to 25,270 Pallet Spaces

50 HGV Parking Spaces

188 Car Parking Spaces

50KN/m2 Warehouse Loading

500kVA Power Supply Capable of Upgrade Up to 5 MVA

Refurbished Office Space

BREEAM Very Good

EPC 'A' Rating

12% Roof Lights

Secure Cycle Parking

Roof Capable of Solar Panels

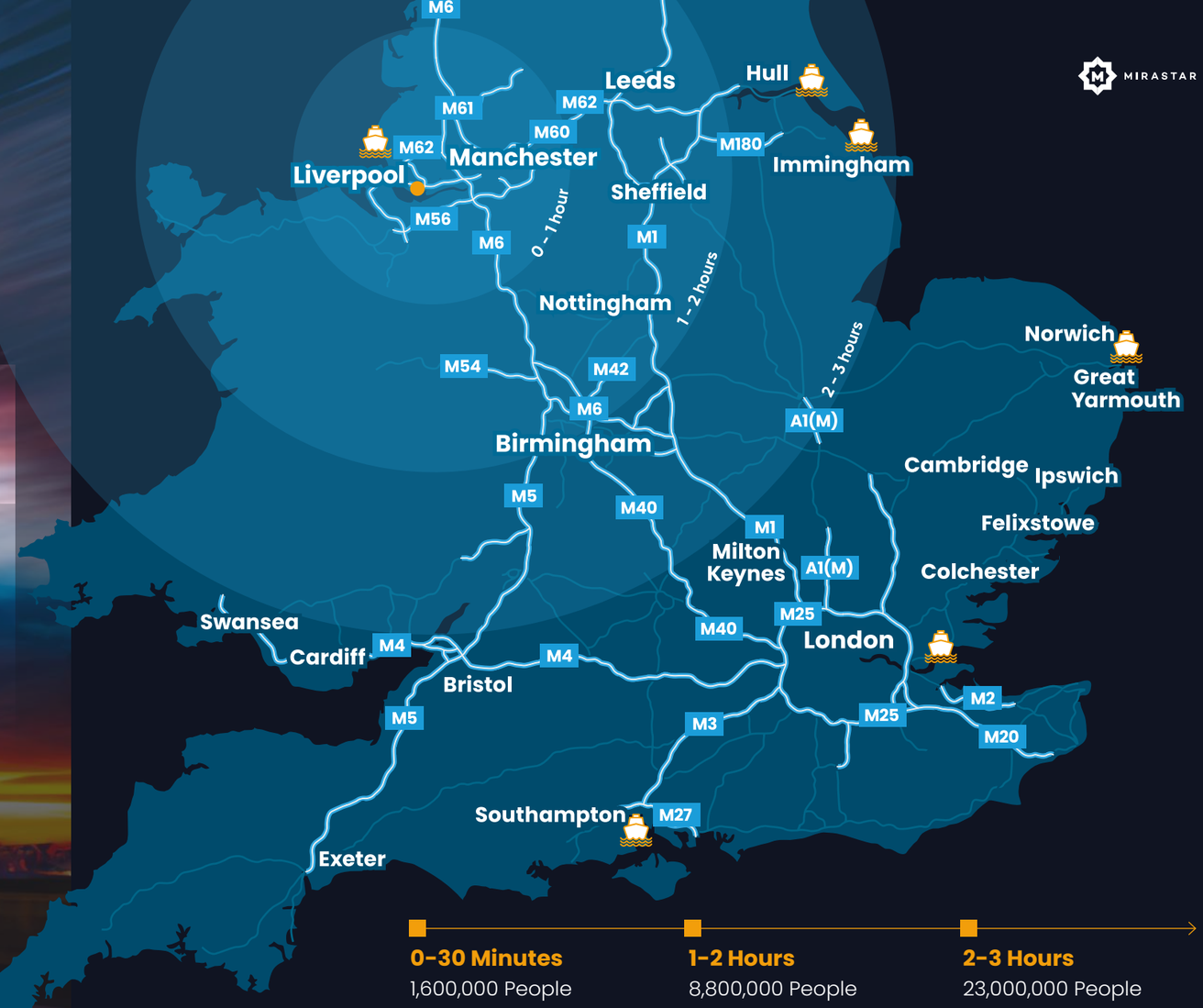
*Subject to tenant requirements and agreed terms

High Quality Build with Sustainable Features

L175

Established Manufacturing & Distribution Location

Liverpool International Business Park is recognised for attracting pharma, automotive and retail distribution companies, with leading occupiers such as Jaguar Land Rover, Adient, Bidfood, CSL Seqirus, B&M, DHL and IAC Group.



Labour Pool

Highly skilled, readily available workforce of more than 666,000 people within a 30 min drive time.

Fast Delivery

Just 5 mins drive from Jaguar Land Rover's Halewood plant.

Liverpool 2 Port

Only 12 miles away, the terminal at the Port of Liverpool enables the largest vessels to call directly in the heart of the UK.

Travel

By Road

Liverpool A561
0.8 miles | 2 mins

Warrington M62 J10 / M6 J21a
18 miles | 36 mins

Manchester M62 J12
27 miles | 53 mins

Leeds M62 J27
65 miles | 1 hrs 30 mins

Birmingham M6 J6
91 miles | 2 hrs 30 mins

London M1 J1
194 miles | 4 hrs 30 mins

By Rail

Liverpool Lime Street
7.2 miles | 24 mins

By Air

Liverpool Airport
2 miles | 5 mins

By Sea

Liverpool 2
12 miles | 40 mins

Immingham
140 miles | 2 hrs 20 mins

L175 sits within the Liverpool City Region Freeport

Home to the UK's biggest western facing port, handling 45% of the UK's trade from the United States, Liverpool is a natural freeport location and hub for global commerce. The Freeport area takes in a 45km diameter from the western point of Wirral Waters to the eastern point of Port Salford and includes all six of the city region's local authorities.

The LCR Freeport is a multi-gateway, multi-modal zone covering 300 hectares of land and the freeport sites, which include several existing rail terminals and water-accessible locations.

Freeports are special designated areas within the UK's borders where different economic regulations apply. Eligible Businesses are able to apply for Custom Site Operators (CSO) status, which would allow them to take advantage of the following:

- Duty suspension
- Duty exemption on re-exports
- Flexibility on how duty is calculated
- Simplified customs procedures to import, export, store or processing of goods
- Streamlined processes for bringing goods into and moving goods between customs sites

EPC
Available upon request.

VAT
All figures quoted are exclusive of VAT.

Terms
Available on a new FRI lease with terms available on application.

Legal Terms
Each party are to bear their own legal costs in respect of any transaction.

Further Information
For further information contact the joint letting agents.

MIRASTAR

L175

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