MERSEY REACH

Aintree, Liverpool

Dunnings Bridge Road, Switch Island L30 6UZ

- New build trade/industrial units
- 4,047 to 7,751 sq ft available
- 40,000 vehicles passing every day

To Let



www.merseyreach.co.uk

NORTHWOOD
URBAN LOGISTICS



THE SITE

- Fronting Dunnings Bridge Road (A5036)
- Easy access to the whole of the North-West region with easy access to the national motorway network
- M57/M58 1 mile to the north of the site
- Liverpool2 deep-water port 3.5 miles to the south west
- Liverpool John Lennon Airport 17.5 miles to the south
- Old Roan and Aintree Merseyrail stations are 5 minutes away and provide connections to Main Line services

Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground floor		First floor		Total		Car Parking Spaces
5	MERSEY CARE						

Unit	Ground floor		First floor		Total		Car Parking Spaces
6A	6,415	(596 sq m)	1,336	(124 sq m)	**7,751**	**(720 sq m)**	**5**
6B	Florence Roby						
6C	TF Solutions - A Travis Perkins Group Company						
6D	Repi						
7A	Repi						
7B	3,156	(293 sq m)	891	(82 sq m)	**4,047**	**(376 sq m)**	**4**
7C	Applied Medical						
8A	Applied Medical						
8B	Applied Medical						
8C	Fortus UK						
9	Richmond Bright						



UNITS 6A & 7B

Unit sizes 4,047 to 7,751 sq ft

General Specification

Modern trade counter units prominently located fronting Dunnings Bridge Road.
A high profile scheme with 40,000 vehicles passing every day.

- 8.4m clear internal height
- First Floor fitted office accommodation
- Electric roller shutter doors
- Partially glazed frontages
- LED Lighting
- Landscaped environment
- Dedicated car parking spaces
- Toilets
- Kitchenette

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

The units are available to let on an FRI lease on terms to be agreed.






flooring
SUPPLY CENTRE
0151 521 5221
SALE
7A
7B
7C


7A
7B
7C


6D


7A
7B
7C

GREEN CREDENTIALS

The scheme employs the latest environmentally friendly technologies on the new units to reduce the costs of occupation.

The green initiatives include:

- Low air permeability design
- EV charging provision
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- EPC rating of B
- Secure cycle parking



TRAVEL DISTANCES

Mersey Reach, Dunnings Bridge Road, Switch Island, Aintree, Liverpool L30 6UZ

Road

M57/M58 Switch Island Interchange	**1 mile**
Liverpool2 Deepwater Port	**3.4 miles**
Liverpool City Centre	**6.4 miles**
M6 J23	**19.5 miles**
Preston	**31 miles**
Manchester City Centre	**36.4 miles**
Stoke	**59 miles**

Rail

Old Roan Station	**1 mile**
To Liverpool Central	*19 mins*
To Manchester Piccadilly	*1 hour 27 mins*
To London Euston	*2 hours 59 mins*

Airport

Liverpool John Lennon Airport	**17.5 miles**
Manchester Airport	**39 miles**





More information available through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. November 2026.

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