



Aintree, Liverpool

Dunnings Bridge Road, Switch Island L30 6UZ

- ▶ New build trade/industrial units
- ▶ Units of 4,203 & 4,047 sq ft available
- ▶ 40,000 vehicles passing every day

To Let

2 units available



www.merseyreach.co.uk



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		AS-PL UK		
6B		Florence Roby		
6C		TF Solutions - A Travis Perkins Group Company		
6D		UNDER OFFER		
7A	3,277 (304 sq m)	926 (86 sq m)	4,203 (390 sq m)	4
7B	3,156 (293 sq m)	891 (82 sq m)	4,047 (376 sq m)	4
7C		UNDER OFFER		
8A		UNDER OFFER		
8B		UNDER OFFER		
8C		Fortus UK		
9		Richmond Bright		



UNITS 7A & 7B

4,203 & 4,047 sq ft

General Specification

New 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 for storage or office space



Electric roller shutter doors



Partially glazed frontages



Landscaped environment



Toilets



Dedicated car parking spaces

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.







GREEN CREDENTIALS

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

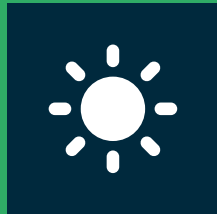
The green initiatives include:



Low air permeability design



EV charging provision



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Targeting an 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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