



SPITFIRE COURT@

**TRIUMPH**  
BUSINESS PARK

SPEKE, LIVERPOOL L24 9GQ

New Grade A Industrial / Warehouse Unit  
Unit 6 11,370 sq ft (1,056.3 sq m)





SPITFIRE COURT@  
**TRIUMPH**  
BUSINESS PARK  
SPEKE, LIVERPOOL L24 9GQ



AREA	SQ FT	SQ M
Warehouse	875.6	9,425
Ground floor office	53.0	570
First floor office	127.7	1,375
<b>Total</b>	<b>1,056.3</b>	<b>11,370</b>



- 8m eaves
- 1 no. level access loading door
- Floor loading capacity of 50KN/m2
- 100KVA power supply





SPITFIRE COURT@  
**TRIUMPH**  
 BUSINESS PARK  
 SPEKE, LIVERPOOL L24 9GQ

### LOCATION

Triumph Business Park is a 60 acres (24.281 hectares) major storage /distribution / commercial environment strategically located close to Liverpool John Lennon Airport and comprises approximately 800,000 sq ft (74,322 sq m) of business space in a secure environment.

The Park has 24-hour access with a security lodge and barrier at the entrance. Nearby key local amenities include the expanding Liverpool John Lennon Airport. Liverpool South Parkway transport interchange is 1 mile to the North and provides a choice of destinations all over Merseyside with links to Birmingham and London Euston. There are various thriving retail communities in the area including Mersey Retail Park with major high street names such as Marks & Spencer, M&S Simply Food, B&Q & Next amongst others.

Triumph Business Park is located less than 1 mile from Liverpool John Lennon Airport and within 25 miles of Manchester International Airport.

### FURTHER INFORMATION



CBRE  
**Darren Hill**  
 DD: 07590 485 287  
 E: darren.hill2@cbre.com



B8RE  
**Jon Thorne**  
 DD: 07738 735632  
 E: jon@b8re.com



NSM  
**Helen Gordon**  
 DD: 07717 762 872  
 E: hgordon@nsm.co.uk

### RATES

Tenants will be responsible for the payment of business rates.

### SERVICE CHARGE

A service charge is payable for general maintenance of the common areas of the estate, security etc.

### VAT

All rents and prices quoted are subject to vat at the prevailing rate.

### RENT

On application.

### TERMS

The premises are available on the basis of a new full repairing and insuring lease for a term of years to be negotiated.

