



SPITFIRE COURT@

TRIUMPH
BUSINESS PARK

SPEKE, LIVERPOOL L24 9GQ

New Grade A Industrial / Warehouse Units
3,067 to 34,337 sq ft



TRIUMPH BUSINESS PARK

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AERIAL

GARSTON DOCKS

SPITFIRE COURT @ TRIUMPH BUSINESS PARK

SOUTH LIVERPOOL PARKWAY TRAIN STATION



HUNTS CROSS RETAIL PARK



INDUSTRIAL / WAREHOUSE UNITS TO LET



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DEVELOPMENT LAYOUT



INDUSTRIAL / WAREHOUSE UNITS TO LET



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ACCOMMODATION

DEVELOPMENT LAYOUT

UNIT	AREA (SQ FT)	AREA (SQ M)	CAR PARKING
1	34,337	3,190	53
2	31,700	2,945	44
3a	14,424	1,340	30
3b	14,424	1,340	30
4	12,895	1,198	27
5	6 units of 3,067 sq ft each		6
6	11,302	1,031	28

Modern new build units benefiting from a general specification that includes;

- Level Access loading doors
- Dock level loading doors to some units
- Eaves heights ranging from 8m to 10m
- Mains gas supply
- 60 to 250KVA power supply
- Floor loading capacity of 50KN/m²
- First floor offices to some units



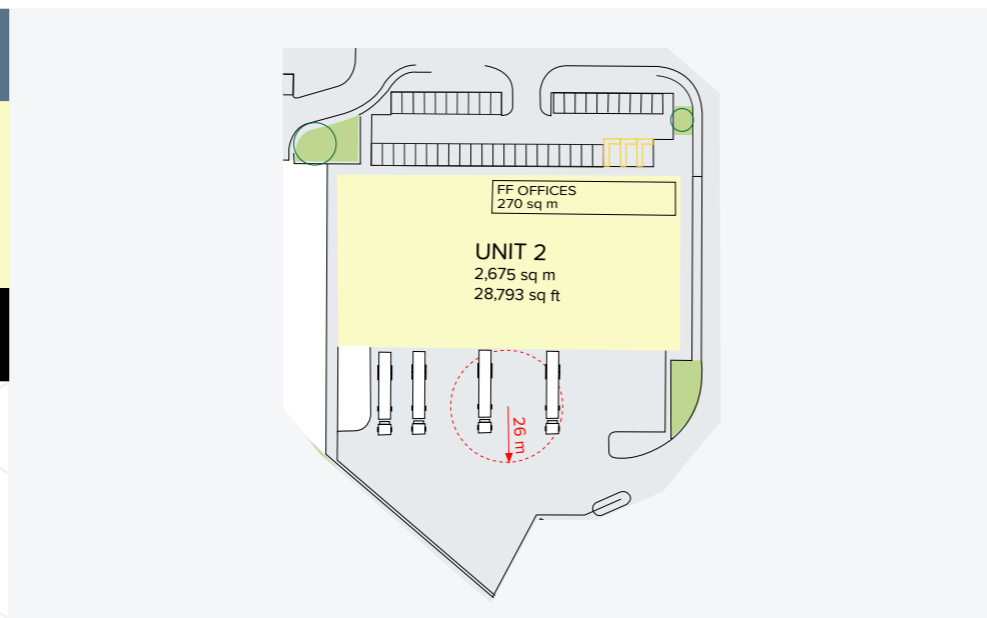


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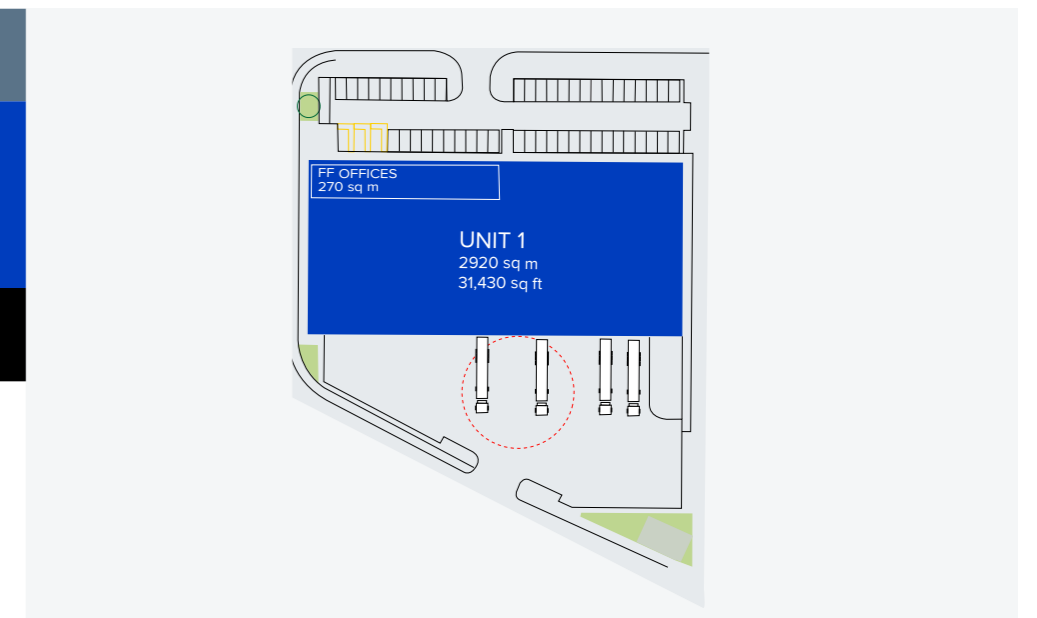


UNIT	AREA	SQ FT	SQ M
2	Ground floor warehouse	28,794	2,675
	First floor office	2,906	270
Total		31,700	2,945



- 10m eaves
- 2 no. dock level loading doors
- 2 no. level access loading doors
- 250KVA power supply

UNIT	AREA	SQ FT	SQ M
1	Ground floor warehouse	31,431	2,920
	First floor office	2,906	270
Total		34,337	3,190



- 10m eaves
- 2 no. dock level loading doors
- 2 no. level access loading doors
- 250KVA power supply



TRIUMPH BUSINESS PARK

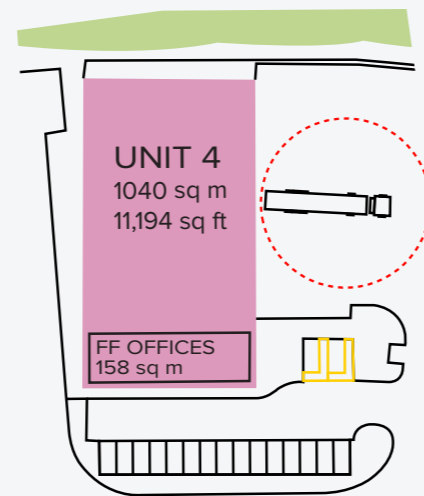
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ACCOMMODATION



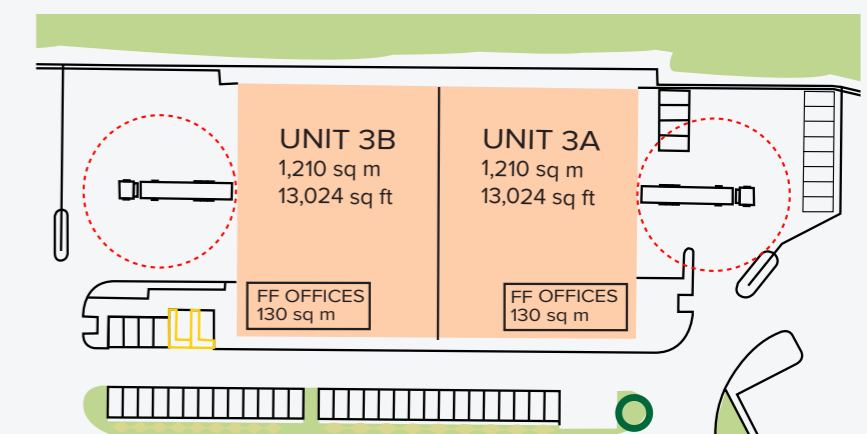
UNIT	AREA	SQ FT	SQ M
4	Ground floor warehouse	11,195	1,040
	First floor office	1,701	158
Total		12,895	1,198

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



UNIT	AREA	SQ FT	SQ M
3a & 3b	Ground floor warehouse	13,024	1,210
	First floor office	1,399	130
Total		14,424	1,340

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





TRIUMPH BUSINESS PARK

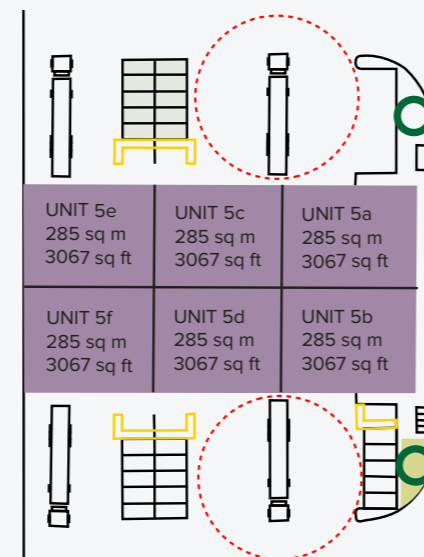
SPEKE, LIVERPOOL L24 9GQ

ACCOMMODATION



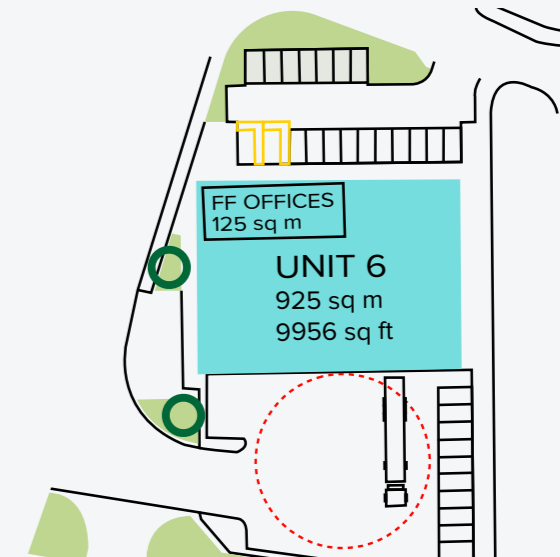
UNIT	AREA	SQ FT	SQ M
5	6 units of 3,067 sq ft	18,406	1,710
Total		18,406	1,710

- 8m eaves
- 1 no. level access loading door
- Floor loading capacity of 50KN/m2
- 60KVA power supply



UNIT	AREA	SQ FT	SQ M
6	Ground floor warehouse	9,957	925
	First floor office	1,346	106
		11,302	1,031

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

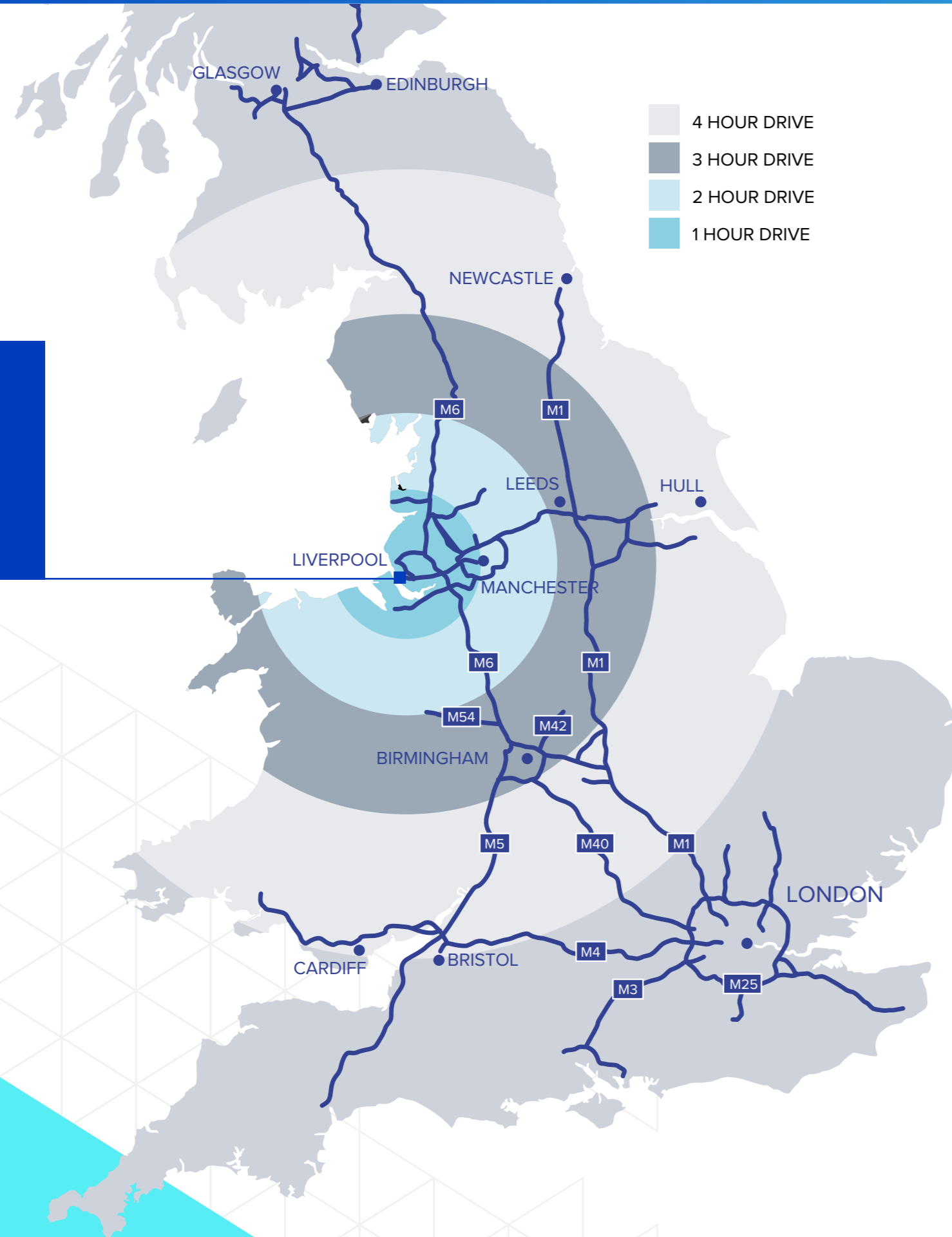




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TRAVEL



AIR

Liverpool John Lennon Airport provides routes across Europe and North America by 20 different operators and is one of the fastest growing airports in the UK both in freight and passenger numbers.



ROAD

Located on the A561 (Speke Boulevard), ideally located for immediate access to the M62, M57 and M6 which in turn links with the rest of the country's motorway network. Regular bus services are also available.



RAIL

Liverpool South Parkway is a flagship transport interchange with a park and ride facility as well as integrated transport links to Liverpool John Lennon Airport and the City centre.

Connections are also available to Manchester, Yorkshire, the Midlands and Crewe. Liverpool Lime Street also offers main line services to Manchester Piccadilly, London Euston and the rest of the UK network

CONNECTIVITY

Speke Boulevard (A561 dual carriageway) links to the national motorway network, M62, M6, M56, M53 and M57.

Garston Docks & Railfreight Terminal	1 mile
M62 Junction 6	7 miles
Liverpool City Centre	8 miles
Port of Liverpool & L2	12 miles
M56 Junction 12	12 miles
M62/M6 Intersection Junction 10/21(a)	18 miles
Manchester	35 miles
Birmingham	95 miles
Hull	125 miles
London	210 miles



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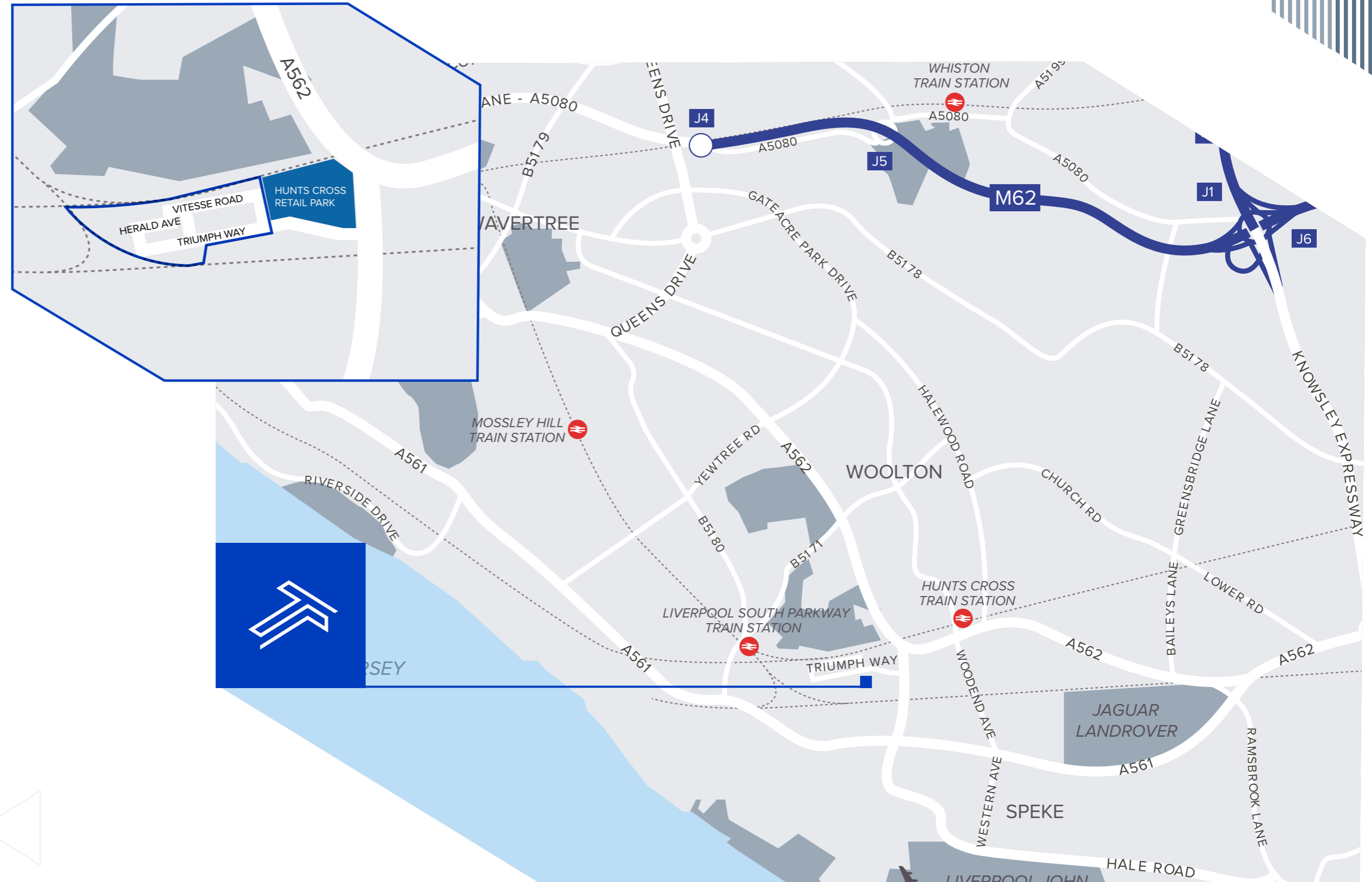
LOCATION

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.





TRIUMPH BUSINESS PARK

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FURTHER INFORMATION

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 Units are available on new full repairing and insuring leases for a term of years to be agreed.

A development by:



FURTHER INFORMATION

For further information please contact the joint agents;



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