

# Speke Hall Avenue

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Speke, Liverpool, L24 1UY



**TO LET**

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**Industrial / Warehouse Unit**

52,125 sq ft on 4.7 acres

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## ACCOMMODATION

We understand the premises provide the following gross internal floor areas;

Gross Internal Area	Sq M	Sq Ft
Ground Floor Warehouse	3875.39	41,714
Ground Floor Offices	967.20	10,411
<b>Total Gross Internal Area</b>	<b>842.59</b>	<b>52,125</b>

The site provides a total area of 4.671 acres (1.89 hectares) and therefore has a very low site cover of only 27%.

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## DESCRIPTION

The property is a modern detached production/manufacturing building of steel frame construction with profile metal clad elevations under a pitched metal clad roof. The property provides the following specification;

- Secure entrance with security barrier / ring fenced site
- 9 dock level and 1 full loading door facilities to the warehouse
- Full sprinkler system
- Fluorescent strip lighting
- Gas fired warm air blowers
- 4 fully glazed side window panels to the east elevation to provide natural light
- Large covered canopy loading area
- Large external storage area/yard
- Extensive car parking to the front of the unit
- Single storey office accommodation to a high specification, including double glazed windows, suspended ceilings incorporating integral Category II lighting, central heating, male and female WC's, kitchen/canteen facilities to the front of the unit
- The unit benefits from two separate accesses onto Speke Hall Avenue

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## LOCATION

Speke is located approximately 8.6 miles (13.8 km) south-east of Liverpool city centre on the north bank of the Mersey. The area is served by Speke Boulevard, (A561 dual-carrageway), which is the main southern gateway into Liverpool, as well as giving access to the M62 (via the A562 and A5300). The property is located in a very prominent position with frontage to Speke Hall Road, which is the principal route from Speke Boulevard (A561) to Liverpool John Lennon Airport. A Holiday Inn Express hotel is situated adjacent to the unit.

Speke's proximity to the communications network, ports and thriving workforce of Liverpool has allowed it to become a major industrial, manufacturing and business location for the North West of England.

Local occupiers include Littlewoods, Dobbies Garden Centres, Classic Couverture, HBOS, DHL, National Blood Centre, Riverside Housing Association as well as a 4-star Marriott hotel, David Lloyd Leisure Centre and New Mersey Shopping Park.



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Liverpool  
John Lennon  
Airport

Premier Inn

Speke Hall Avenue

NHS Blood &  
Transplant

Dobbies  
Garden  
Centre

Travelodge

The Site

Merseyside Police  
Operational  
Command Centre

A56 T Speke Boulevard

Speke Hall Avenue

Lloyds Banking  
Group

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A5300

TO M57 / M62

Jaguar  
Landrover

Home  
Bargains

A561

The Site

Speke Hall Avenue

Lloyds Banking  
Group

Merseyside Police  
Operational  
Command Centre

NHS Blood &  
Transplant

Matrix  
Polymers

HP-Chemie  
Pelzer

RIVER MERSEY

Liverpool  
John Lennon  
Airport

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## COMMUNICATIONS

Liverpool benefits from excellent communication links



### ROAD

The unit is situated approximately 6 miles (9.7 km) from Junction 6 of the M62 (via Expressway) and 8 miles (12.9 km) from Junction 12 of the M56. The M6 can be reached via the M62, M56 and M58. Manchester is within a 50 minute and Chester just 25 minutes' drive time. The second Mersey crossing between Widnes and Runcorn has further improved access to the wider road network.



### AIR

Liverpool John Lennon Airport is one of the UK and Europe's fastest growing airports. There are regular scheduled flights to over 60 domestic and European destinations, as well as charter flights. The growth of the airport has led to recent facilities including a new multi-storey car park, enhanced leisure facilities together with a Hampton by Hilton Hotel.



### SEA

The Port of Liverpool is ranked among Britain's major container ports and handles nearly 700,000 Teu's (20ft container units) a year. A post-panamax container terminal facility is also planned, which once complete will almost double Liverpool's container capacity to nearly 1,500,000 Teu's. Liverpool dominates Britain's container trade with North America and serves more than 100 other non-EU destinations from China to India, Africa, Australia, the Middle East and South America

In addition to the cruise liner facility there are passenger services between Liverpool and Dublin, Belfast and Douglas (Isle of Man). There is also a ferry across the Mersey to Wirral.



### RAIL

Liverpool has major railway connections with the main line station being Liverpool Lime Street. It is served by Virgin trains as well as regional and local trains, with approximate journey times of 40 minutes to Manchester, 1 hour 30 minutes to Birmingham and 2 hours 15 minutes to London Euston.



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## RATEABLE VALUE

Interested parties should make their own enquiries of the relevant local authority.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

Figures were quoted are exclusive of but may be liable to VAT at the prevailing rate.

## TERMS

The unit is available To Let on flexible terms.

## EPC

The building has an EPC rating of D (93). A copy of the report is available upon request from the joint agents.

## FURTHER INFORMATION

For further information please contact the agents B8RE and CBRE.

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