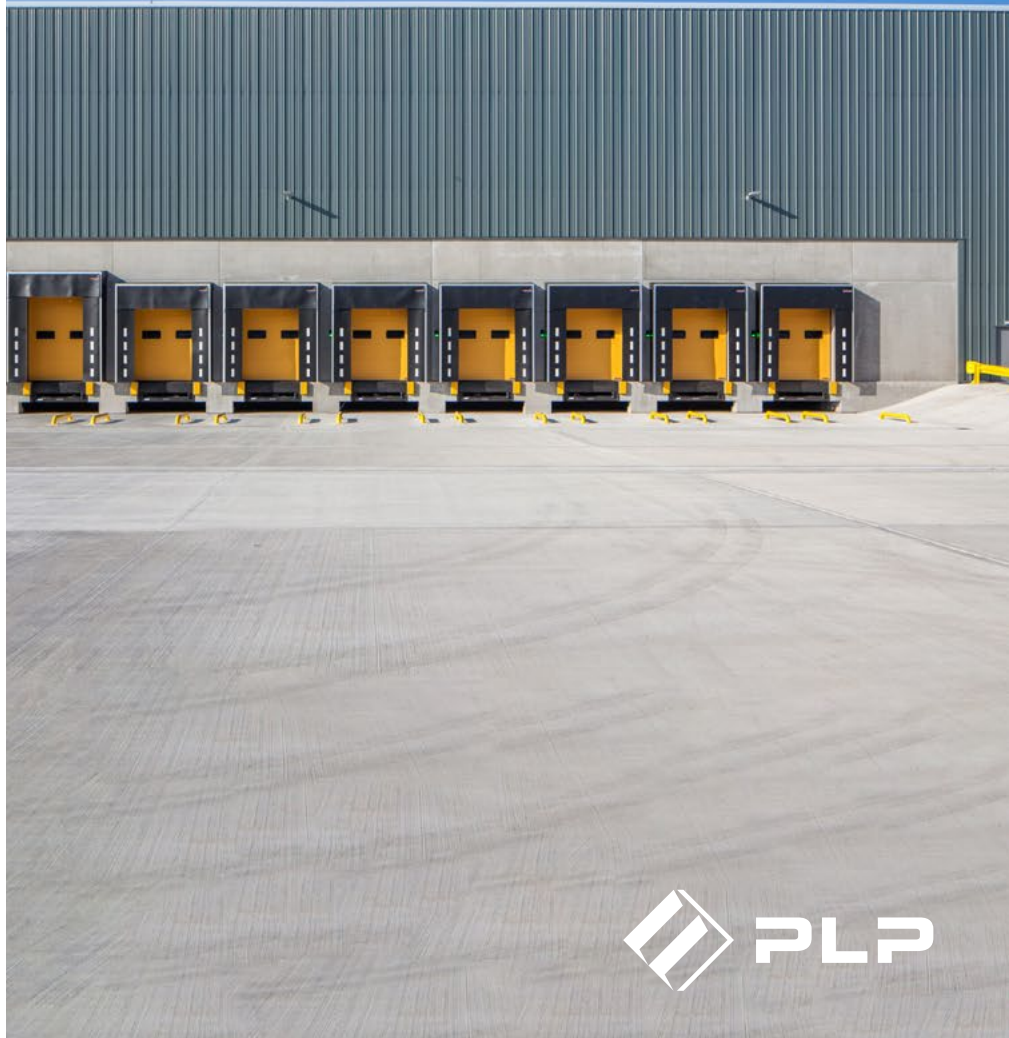


176,084 Sq Ft
Liverpool International
Business Park L24 8AA

Fully Fitted, Ready To Go

Available August 2023
To Let



L175



LIVERPOOL INTERNATIONAL BUSINESS PARK, GARSTON SHORE ROAD, L24 8AA

/// UNIT.ELITE.RAPID



Mersey Gateway Bridge
less than 7 miles away connecting
to Cheshire and North Wales via
the M56/M53 corridors

J6/M62
7 miles

West Coast
Main Line Station
8 mins drive

New Mersey
shopping park; gym,
supermarket, chemist

Liverpool
7.2 miles / 14 mins

Port
14 miles / 25 mins

Liverpool John
Lennon Airport

L175

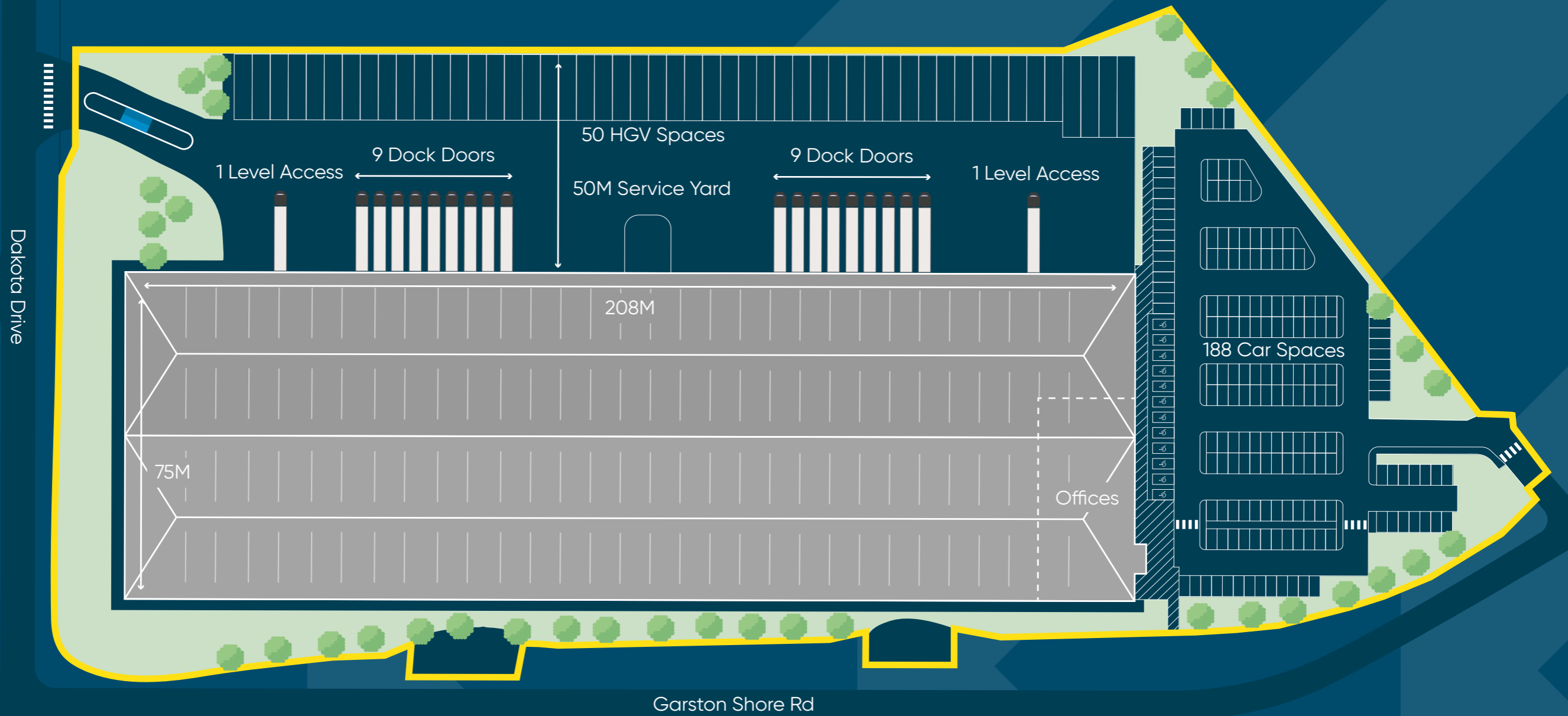


A561

A561



Manufacturing Made Easy, Distribution Made Convenient



L175

Available August 2023

Unit	Sq M	Sq Ft
Warehouse	15,481.17	166,638
Ground Floor Reception	110.36	1,188
First Floor Offices	767.20	8,258
Total	16,358.73	176,084



Fully Fitted Offices



Constructed In 2016



12.5m Eaves Height



Up to 25,270 Pallet Spaces



LED Lighting



18 Dock Level Doors
2 Level Access Doors



500kVA - 3 phase Power Supply



50 HGV Parking Spaces



50KN/m2 Warehouse Floor Loading



188 Car Parking Spaces

Unlock Your Opportunities

L175 benefits from being a Freeport Customs Site:



188 CAR PARKING SPACES

9 DOCK DOORS

9 DOCK DOORS

50 HGV PARKING SPACES

50M YARD DEPTH



Maximise Your Potential

Indicative racking options	25,270	18,620
Racking width	900	900
Space between racks	200	200
Minimum aisle width	2,000mm	2,000mm
Tunnel through all aisles	2 spaces high (4 pallet spaces)	2 spaces high (4 pallet spaces)
Number of rows	94	70
Number of pallets high	6	6
Number of pallets per row	266 (6x45 - 4 for tunnel)	266 (6x45 - 4 for tunnel)
Approx total of pallet spaces	25,270 (94 x pallets per row: 266)	18,620 (70 x pallets per row: 266)



BREEAM
Very Good



Secure Cycle
Parking



12%
Rooflights



Roof Structure
Capable of
Accommodating
Solar Panels



EPC 'A'
Rating

Sustainability At The Core Of Your Business

The Logistics Destination Of Choice



Established Manufacturing & Distribution Location

Recognised for attracting both pharma, automotive and retail distribution companies.



Proven Strategic Location

Direct dual carriageway access to the M62 and M56 motorways.



Labour Pool

Highly skilled, readily available workforce of more than 666,000 people within a 30 minute drive time.



Just In Time Delivery

5 minutes drive from Jaguar Land Rover's Halewood plant.



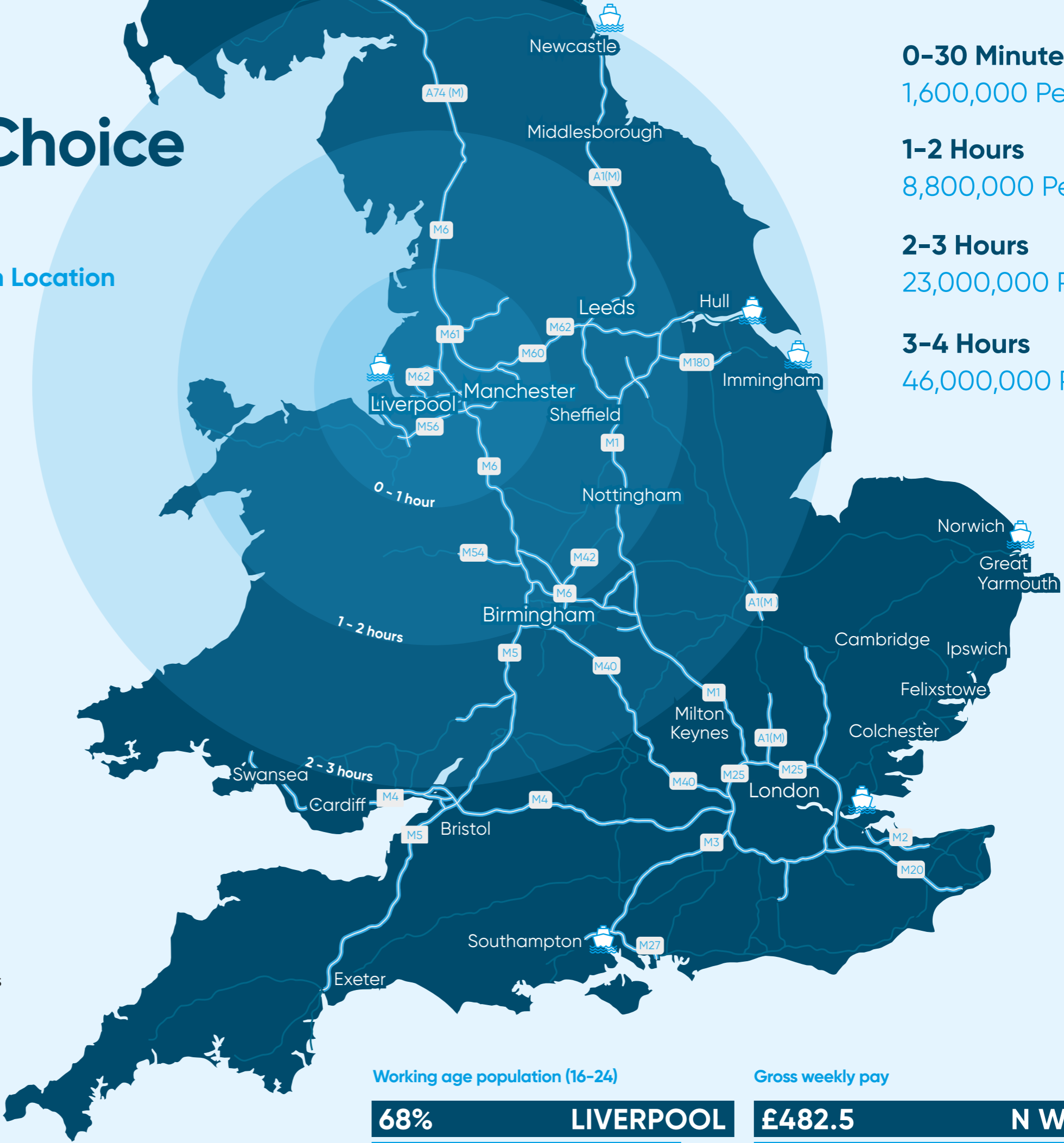
Liverpool

Only 12 miles away, the terminal at the Port of Liverpool enables the largest vessels to call directly in the heart of the UK.



Home To Leading Occupiers

Including Jaguar Land Rover, Adient, Bidfood, CSL Seqirus, B&M, DHL and IAC Group.



- 0-30 Minutes**
1,600,000 People
- 1-2 Hours**
8,800,000 People
- 2-3 Hours**
23,000,000 People
- 3-4 Hours**
46,000,000 People

Working age population (16-24)

68%	LIVERPOOL
63.5%	UK

Gross weekly pay

£482.5	N WEST
£520.2	UK

Bringing Intermodal Transport To Your Doorstep



Liverpool A561

8 miles / 18 mins

Warrington M62 J10/M6 J21a

18 miles / 36 mins

Manchester M62 J12

27 miles / 53 mins

Leeds M62 J27

65 miles / 2 hrs

Birmingham M6 J6

91 miles / 2 hrs 46 mins

London M1 J1

194 miles / 5 hrs 38 mins



Liverpool Lime Street

72 miles / 24 mins



Liverpool Airport

2 miles / 5 mins



Port of Liverpool

14 miles / 40 mins

Immingham

140 miles / 2 hrs 20 mins

DTRE

0161 549 9760

www.dtre.com

Andrew Lynn

+44 (0) 77 9510 7469

andrew.lynn@dtre.com

Jack Weatherilt

+44 (0) 79 2046 8487

jack.weatherilt@dtre.com



www.plproperty.com

March 2023. These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.