

**TO LET /
MAY SELL**

De Havilland Drive, Merseyside, Speke, L24 8RL

B8
01925 320 520
www.b8re.com

Proposed New Build Trade / Warehouse Scheme



1,679 – 40,000 sq ft (155.98 – 3,716 sq m)

DESCRIPTION

Proposed new build scheme of trade / warehouse units. The site is fully serviced and benefits from:

Approved planning applications for industrial units: Link to both applications;

Applic No. 23F/0337

<https://lar.liverpool.gov.uk/planning/index.html?fa=getApplication&id=167367>

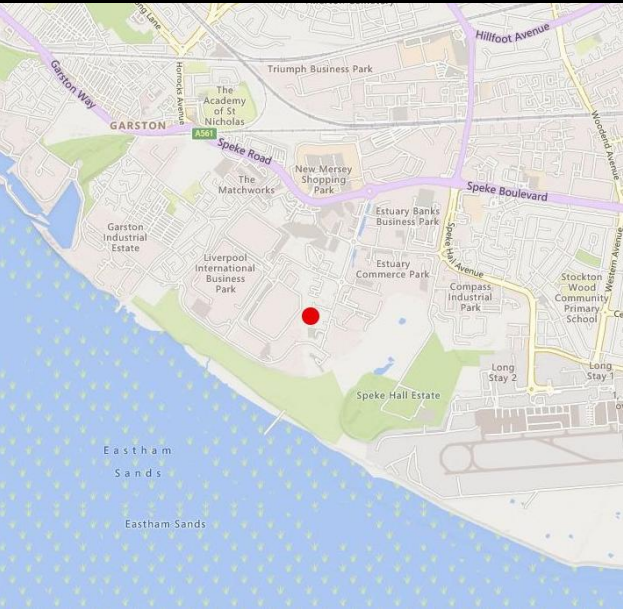
Applic No. 22F/0618

<https://lar.liverpool.gov.uk/planning/index.html?fa=getApplication&id=164845>

We are considering speculative build but In the interim we can offer design and build, built to suit packages to accommodate up to 40,000 sq.

- **New Industrial Scheme**
- **Planning application submitted**
- **Prior to commencement of proposed build we can deliver build to suit requirements up to 40,000 sq ft**
- **Potential storage yard available short or long term**
- **Potential delivery Christmas 2026**





LOCATION

The site is located fronting De Havilland Drive close to its junction with Dakota Drive on Liverpool International Business Park. De Havilland Drive connects to Estuary Boulevard the main spine road through the estate.

Estuary Boulevard provides direct signal controlled access to Speke Boulevard (A561) which in turn connects to Knowsley Expressway and onto the M62 (Junction 6) M57 interchange.

ACCOMMODATION

	SQ FT	SQ M
Unit 1	4,176	387.95
Unit 2	4,123	383.03
Unit 3	4,736	439.97
Unit 4	3,154	293.01
Unit 5	3,251	302.02
Unit 6	2,196	204.01
Unit 7	4,564	424
Unit 8	4,521	420
Unit 9	2,992	277.96
Unit 10	2,992	277.96
Unit 11	3,014	280
Unit 12	1,679	155.98
Unit 13	1,711	158.95
TOTAL	40,000	3,716

TERMS

Units are offered on new Fri leases on terms to be agreed.

Alternatively, we may consider sale of whole or part of the land at an equivalent of £1,600,000 per acre + VAT

RATEABLE VALUE

Interested parties are requested to contact the local authority post construction.

LEGAL COSTS

Each party to be responsible for their own costs in relation to any transaction.

EPC

An energy performance certificate will be available on request and post construction.

VAT

VAT will be payable at the prevailing rate.

ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

CONTACT

For further information please contact:

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