



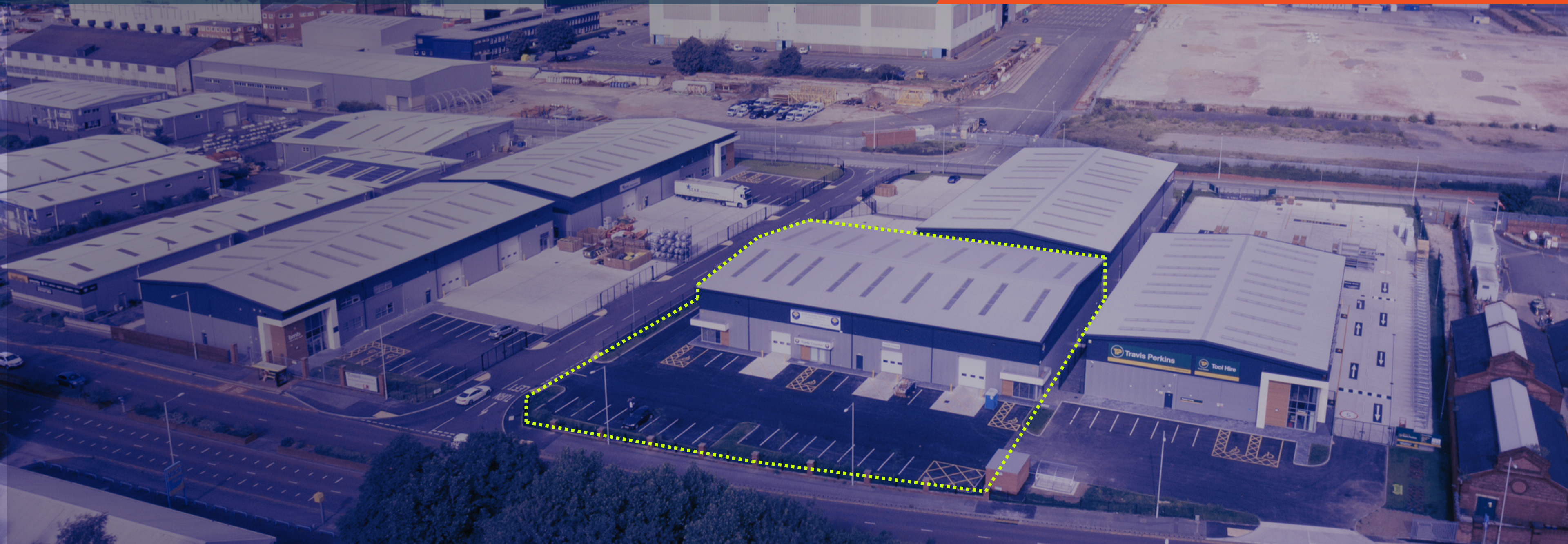
TURBINE.6

Turbine Road, Birkenhead, CH41 9BA

TO LET

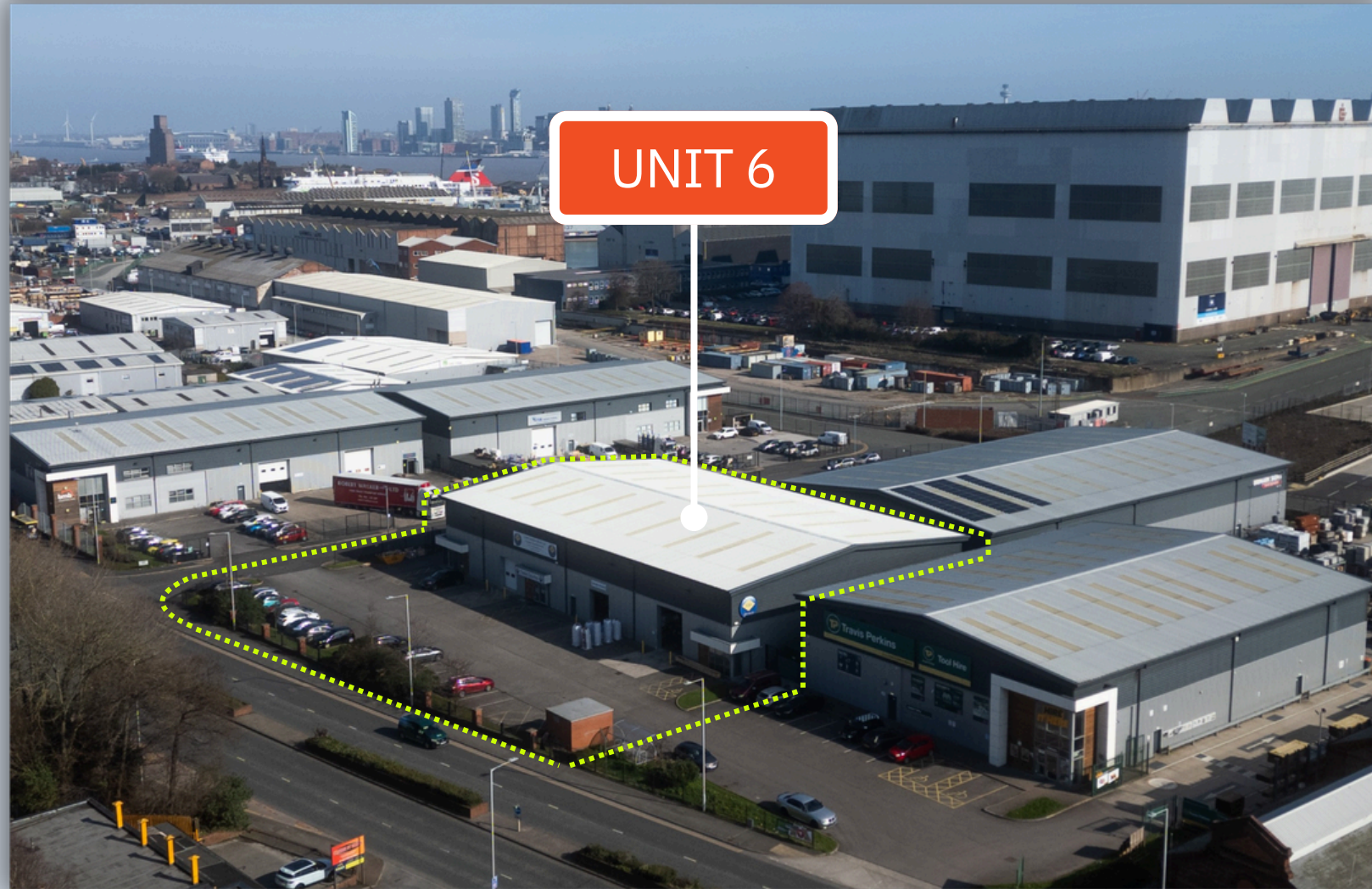
15,593 SQ FT

TRADE COUNTER / INDUSTRIAL UNIT
CAPABLE OF SUB-DIVISION



Prominently located on key arterial route into Liverpool City Centre, L20 8AF

A DEVELOPMENT BY
REDSUN PROJECTS



LegatOwen
CHARTERED SURVEYORS
0151 252 1144
 legatowen.co.uk

B8
0151 675 5000
 www.b8re.com

VIEWING

By prior appointment through the joint agents.

Mark Diaper
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 Markdiaper@legatowen.co.uk

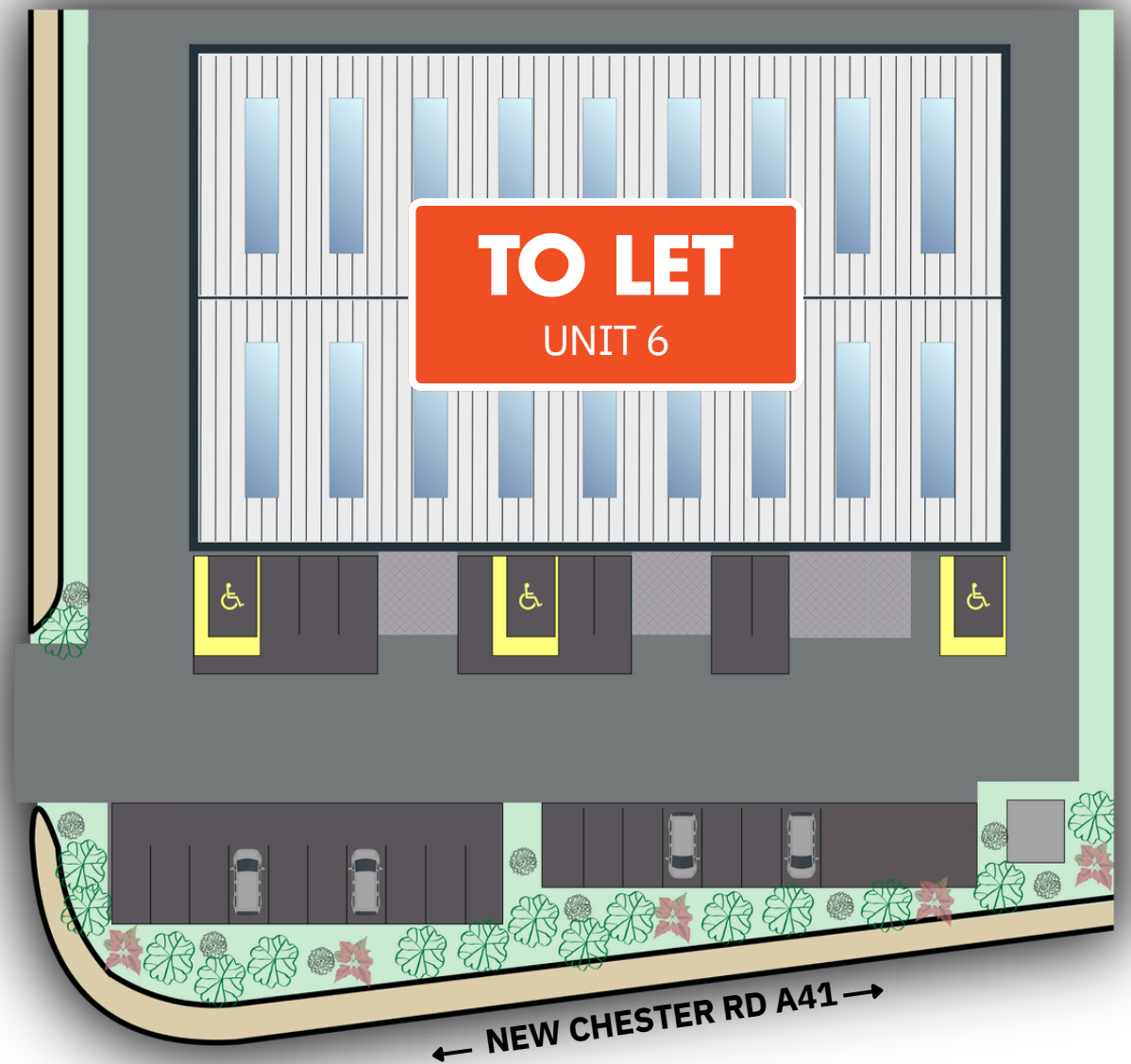
Alex Perratt
 07951 277612
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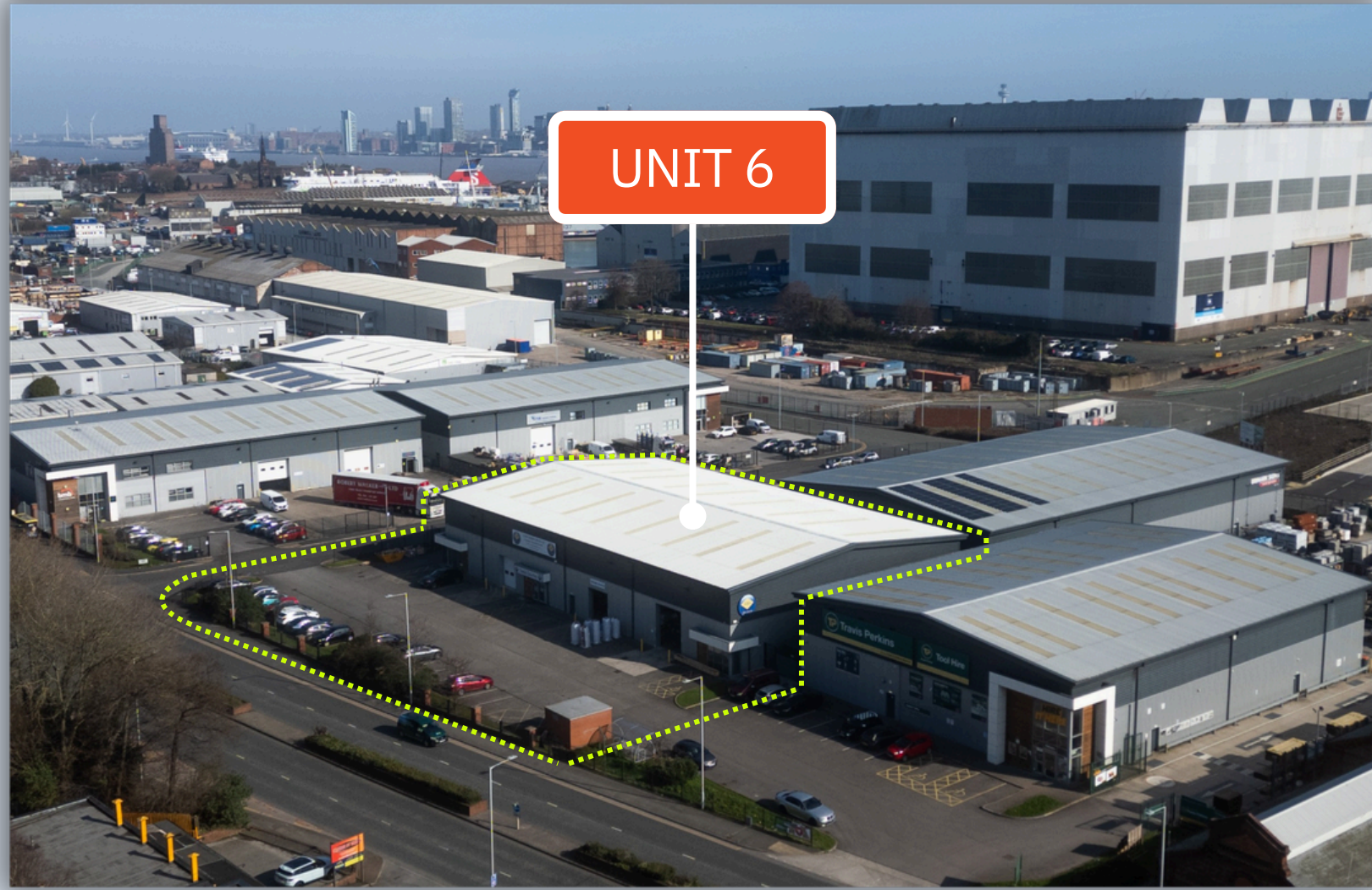
Matthew Pochin
 07831 445009
 mattpochin@legatowen.co.uk

ACCOMMODATION

Unit	Sq Ft	Availability	Planning
Unit 6 GF	15,035	Available for occupation from <u>20/07/2026</u>	Planning has been approved under APP/14/01228 and will be suitable for B1/B2/B8 use.
Unit 6 FF	558		
Total	15,593		

The site extends to approximately 0.82 acres





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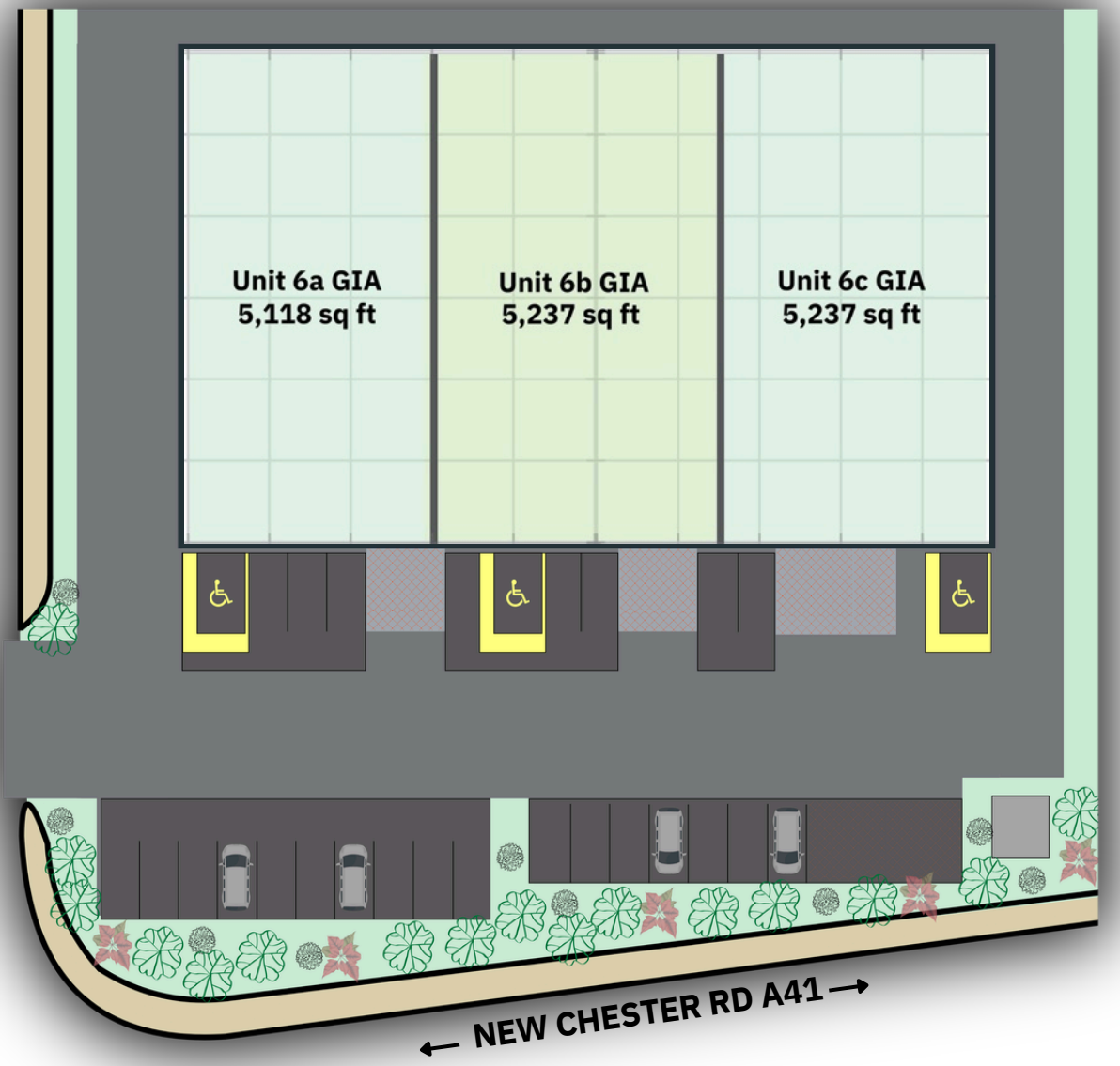
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ACCOMMODATION - SUBDIVIDED

Unit	Sq Ft	Availability	Planning
Unit 6a	5,118	Available for occupation from <u>20/07/2026</u>	Planning has been approved under APP/14/01228 and will be suitable for B1/B2/B8 use.
Unit 6b	5,237		
Unit 6C	5,237		
Total	15,593		

The site extends to approximately 0.82 acres







“Prime location for an occupier to be located on a main commuting route into Liverpool City Centre. The unit is of high specification and has excellent ESG credentials. It would be a great opportunity to sit alongside national occupiers.”

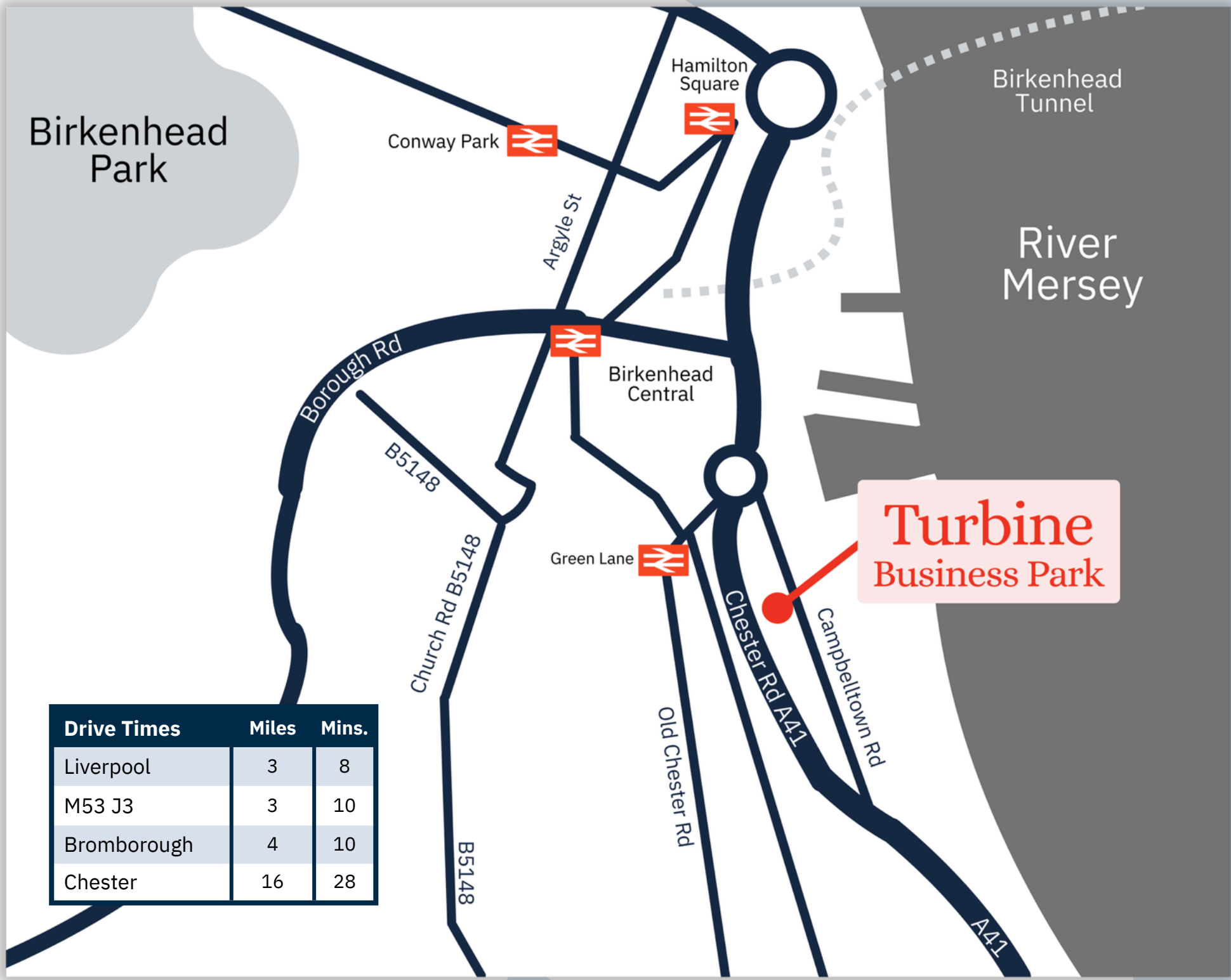
Alex Perratt- Lead agent @ B8 Real Estate



SITE FEATURES:

-  **Steel portal frame**
-  **3-Phase Power**
-  **10% rooflights**
-  **Office/ amenity block**
-  **3 Level Access Doors**
-  **Secure self contained yard**
-  **7.0m Eaves height**
-  **40KN floor loading**
-  **EV charging**
-  **EPC Targeting EPC A**
-  **Solar panels**
-  **31 car parking spaces**

TURBINE.6



Drive Times	Miles	Mins.
Liverpool	3	8
M53 J3	3	10
Bromborough	4	10
Chester	16	28

TURBINE 6 Fronts onto the A41 in the heart of Birkenhead's trade and industrial zone. Situated just 3 miles from both Liverpool City Centre and Junction 3 of the M53 this site is well connected to local and regional commercial hubs. This high quality development was completed in 2016 and has been fully occupied ever since, with national operators such as Travis Perkins, MKM, Screwfix, Toolstation, Clifton Trade Bathrooms, Halfords, Formula 1 Autocentres, Benchmarx and Easy Bathrooms on the doorstep this site offers a prime location for any potential occupiers.





“This fantastic unit is coming back to the market after SBS success here has meant they need to move bigger premises. A good sign for prospective tenants of the active industrial and trade market in Birkenhead”

Tom Booton - Redsun Projects



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PRICE / RENT

On application

TENURE

Leasehold

PLANNING

Planning has been approved under APP/14/01228 and will be suitable for B1/B2/B8 use.

PLANS / PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the [RICS Code](#) for Leasing Business Premises which is found [here](#). We recommend you [obtain professional advice](#) if you are not represented.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2025.

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ABOUT THE DEVELOPER

At Redsun, we believe that space creates opportunity. Since 2008, we've been delivering modern, high-quality industrial and commercial buildings that help businesses grow, create jobs, and strengthen regional economies.

We focus on creating thriving hubs of business and activity across the Northwest, West Midlands, and North Wales. Every project we deliver is focused on unlocking potential, connecting people and places, and enabling growth.

What makes us different is the way we work. We're a small, hands-on team - when you deal with Redsun, you're dealing with us directly, from the first conversation to years down the line. We pride ourselves on being approachable, responsive, and long-term partners for our tenants.

Over the last 17 years, we've delivered more than 1.8 million sq ft of space, from small 3,000 sq ft starter units to 280,000 sq ft distribution centres. Our occupiers range from household names like Tesco, Screwfix, Travis Perkins, and Halfords, to local firms driving manufacturing and innovation. Each project is designed to give businesses the space they need to succeed, today and into the future.

Because for us, it's never just about buildings. It's about creating the right space, in the right place, for businesses and people to succeed.



OUR TIMELINE

2008 - FOUNDATION

Redsun established with a mission to create high-quality industrial and commercial space that enables business to thrive.

2011-2016 - EARLY GROWTH

Delivered over 400,000 sq ft across key sites including Tebay Road (Bromborough, 125,000 sq ft), Venture Point (Speke, 75,000 sq ft), and Turbine (Birkenhead, 90,000 sq ft).

2017-2018 - SCALING UP

Completed large-scale schemes such as Powerstation (Bromborough, 100,000 sq ft) and Senate (Aintree, 170,000 sq ft), cementing Redsun as a major regional developer.

2020-2021 - BREAKING THE MILLION MARK

With Aviator (Ellesmere Port, 125,000 sq ft) and Riverview 3 (Bromborough, 115,000 sq ft), Redsun surpassed 1 million sq ft delivered.

2022-2023 - LANDMARK PROJECTS

Delivered Aviator 2 (Ellesmere Port, 280,000 sq ft) – Redsun's largest single development to date – alongside Pioneer Park (Telford, 77,000 sq ft) and Vista (Hawarden, 66,000 sq ft).

2024-2026 AND BEYOND - CONTINUING MOMENTUM

New schemes including Croft (Bromborough, 66,000 sq ft), KH2 (Knowsley, 14,000 sq ft) and Hub50 (Knowsley, 50,000 sq ft) push Redsun's track record to over 1.8 million sq ft of completed developments.



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