

UNIT B

VELOCITY

STIRLING ROAD | SPEKE | LIVERPOOL | L24 1AF

New Industrial Unit
25,851 sq ft (2,402 sq m)



> Established industrial location within immediate proximity to Liverpool John Lennon Airport

A development by

MARSHALL

VELOCITY UNIT B

>> AERIAL

>> THE SITE

>> UNIT B

>> GALLERY

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>> LOCATION

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Liverpool John
Lennon Airport
above us only sky



UNIT A

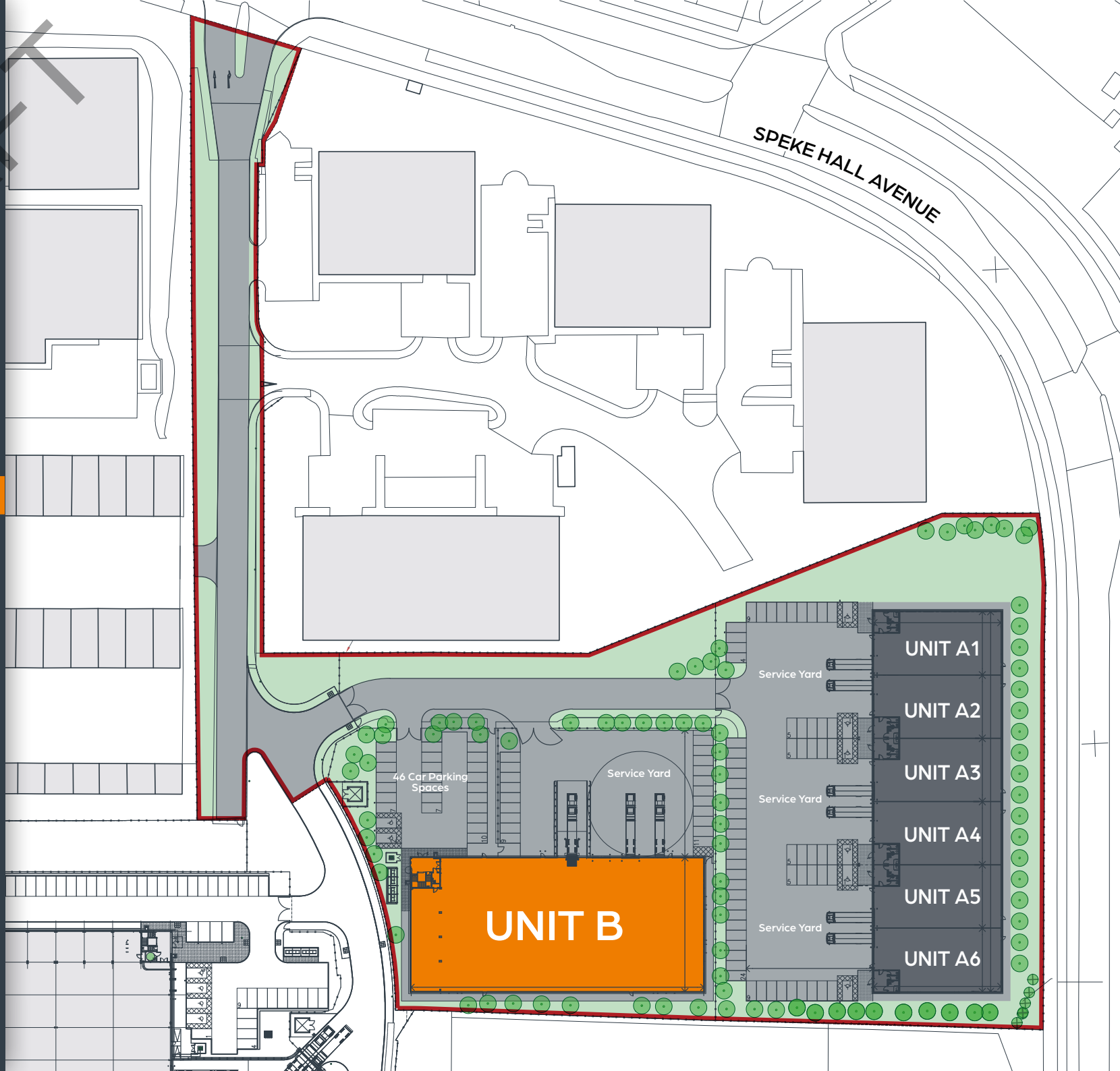
UNIT B

VELOCITY

Stirling Road

Velocity provides a highly specified new build development comprising terrace of 6 trade counter units ranging from 4,765 – 28,657 sq ft (Units A1–A6) and a detached self contained unit of 25,851 sq ft (Unit B).

The estate is well located fronting Speke Hall Avenue and situated within immediate proximity to Liverpool John Lennon Airport.



THE SITE

The site is accessed via Stirling Road from its junction with Speke Hall Avenue.

The development provides a total of 54,508 sq ft across a detached unit of 25,851 sq ft and a terrace of 6 units each approx 4,770 sq ft.

The units are highly sustainable with a target "Excellent" Breeam Rating and EPC A.

UNIT	SQ FT	SQ M
A1	4,794	445
A2	4,765	442
A3	4,768	443
A4	4,765	443
A5	4,771	443
A6	4,794	445
UNIT A TOTAL	28,657	2,662
UNIT B TOTAL	25,851	2,402



Steel portal frame
construction



10m eaves height



50 kN/sqm



First floor
pod office



Dock level
loading door



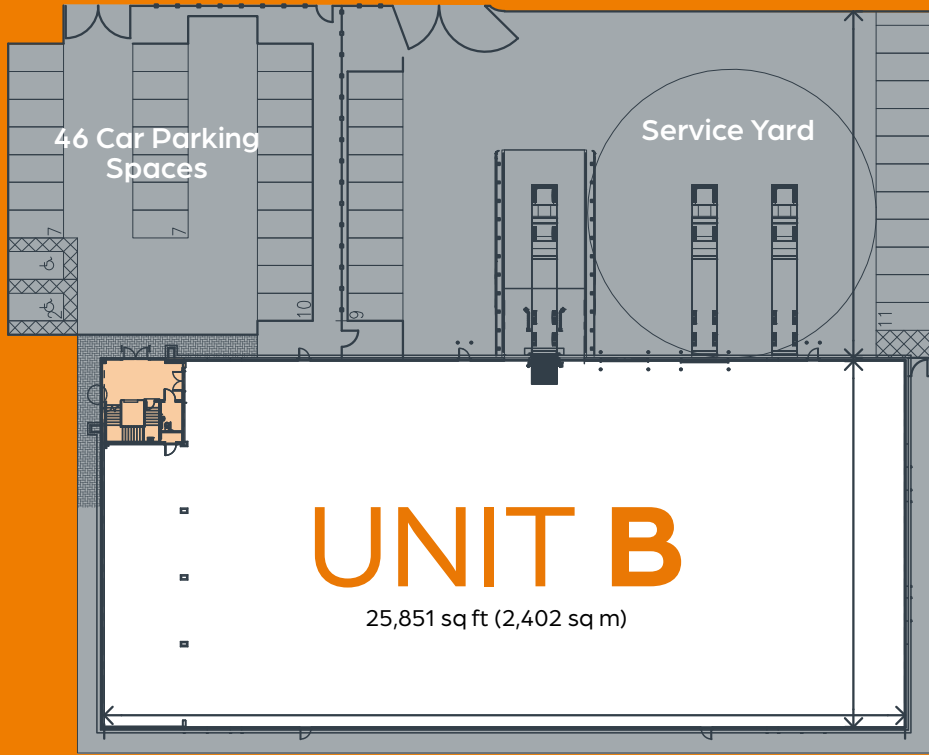
2 electrically operated level
access loading doors



3 phase power



46 car parking
spaces



UNIT B

We understand the breakdown of the floor areas in the building to be as follows:

	SQ FT	SQ M
WAREHOUSE	23,040	2140
OFFICE	2,811	262
TOTAL	25,851	2,402

VELOCITY UNIT B

>> AERIAL

>> THE SITE

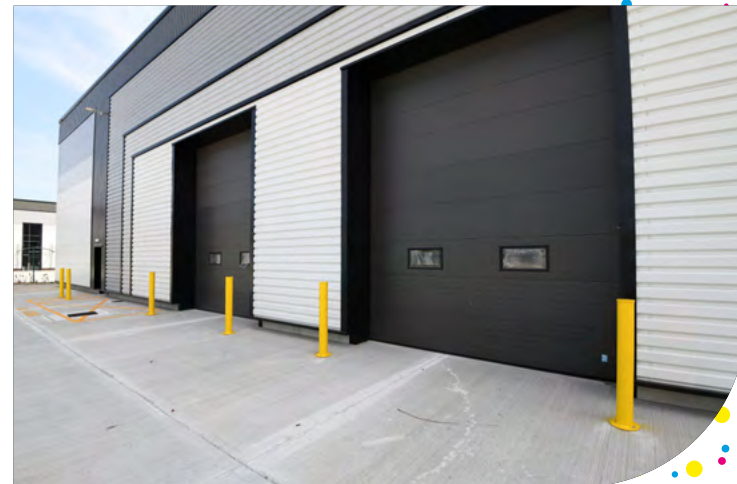
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HURRICANE 52

Estuary Business Park,
South Liverpool L24 8RF



NORTHSIDE 45

Junction 8 M53, Ellesmere Port



NEON

Jct 2 M57, Knowsley



GORSEY POINT

Gorse Lane, Widnes



AIR LOGISTICS

Holgate Court, 1 Owen Drive,
Liverpool, L24 1YL



ESPRIT

Northbank Industrial Park,
Irlam Wharf Road, Irlam, Manchester

MARSHALL DEVELOPMENTS

A Family Run Business for Over 120 Years

Originally founded in Elland, West Yorkshire in 1901 and now owned and run by the fourth generation of the family, the Marshall Group has built a solid reputation over the years for quality developments completed on schedule, to budget and with an unerring attention to detail.

A lot of our work comes through repeat business and client referral, a fact of which we are extremely proud.



BEST IN CLASS
Technical Team
an Consultants



LIVE PROJECTS
Focused in the
NW region



ESG
Developing to
BREEAM very good



FOCUSED
Home Team



PRIVATELY OWNED

>> AERIAL

>> THE SITE

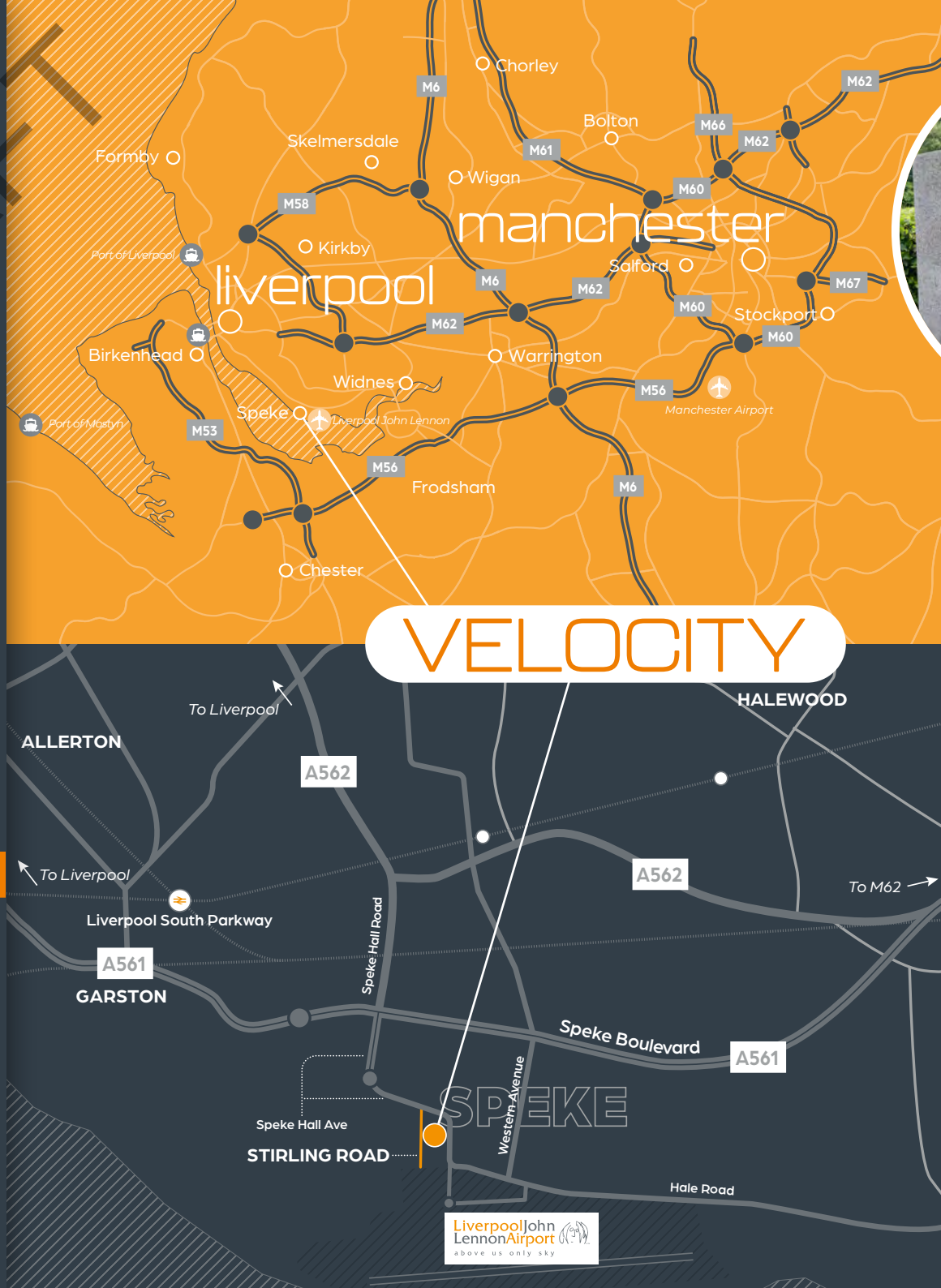
>> UNIT B

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LOCATION

Speke's principal vehicular route is the A561 Speke Boulevard, providing connections from Liverpool City Centre to the North and the A562 at its Junction with the M57 Knowsley Expressway to the East.

The M57 Knowsley Expressway provides connections between conurbations throughout North and South Liverpool and links with Junction 6 M62 at Tarbock Island within 7 miles.

Access from Chester and North Wales to the south is via the M53/M56 corridors which are linked via the new Mersey Gateway Bridge within 7 miles.

Drive distances from velocity

Destination	Miles
Liverpool (City Centre)	8
Warrington	18
Manchester	34
Birmingham	99



Liverpool John Lennon Airport
1 min



M57
10 mins (3.5 miles)
M62
14 mins (6 miles)
M6
24 mins (17 miles)



Liverpool South Parkway Station
5 mins (2 miles)



Port of Liverpool
38 mins (21 miles)

TENURE

The unit will be available on a Long Leasehold/ Leasehold basis on terms to be agreed.

RATES

Upon application.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

CONTACTS

For further information, please contact the joint agents.



Jon Thorne
jon@b8re.com
07738 735632

Alex Perratt
alex@b8re.com
07951 277 612



Jonathan Atherton
jatherton@savills.com
07778 050197



A development by

MARSHALL

COMMERCIAL DEVELOPMENT OPPORTUNITIES

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