



TRIUMPH BUSINESS PARK

SPEKE, LIVERPOOL L24 9GQ

TO LET

INDUSTRIAL/WAREHOUSE UNIT
11,915 SQ FT (1,107 SQ M)

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INDUSTRIAL/WAREHOUSE UNIT

11,915 SQ FT (1,107 SQ M)



24 HOUR SECURITY AND BARRIER
CONTROLLED ACCESS TO ESTATE



6.8M MINIMUM EAVES HEIGHT



ELECTRONIC LEVEL ACCESS
LOADING DOOR



3 PHASE POWER SUPPLY



PARKING

SPECIFICATION



OPEN PLAN GROUND FLOOR WAREHOUSE UNIT

Unit E8 is directly connected to Unit E6 at the rear, providing the flexibility to occupy the premises either as a combined offering or as individual units, depending on requirements.



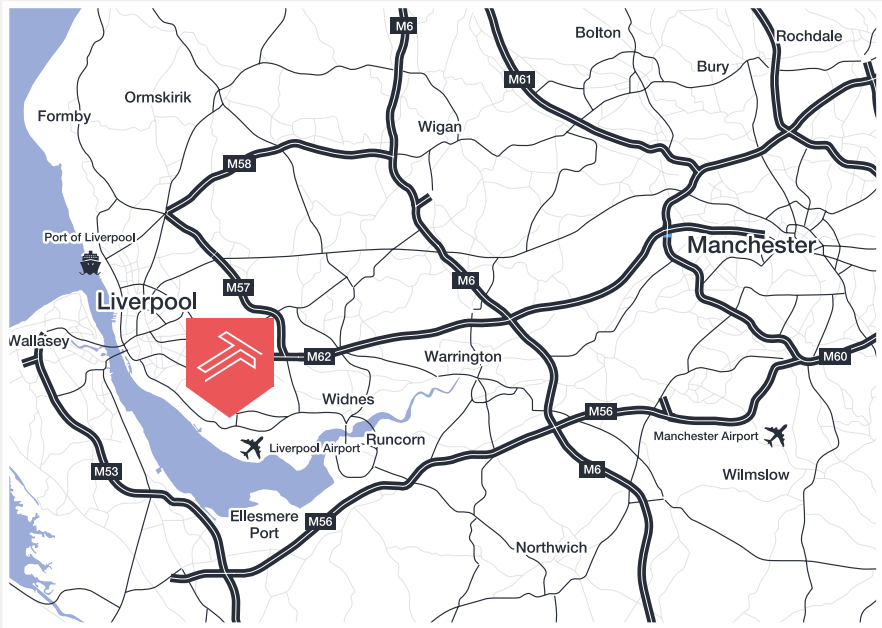
ACCOMMODATION

AREA	SQ FT	SQ M
UNIT E8	11,915	1,107
UNIT E6	53,738	4,992
TOTAL (GIA)	65,653	6,099



EXCELLENT COMMUNICATIONS LINKS VIA THE M62, M57 AND M58 MOTORWAYS

The Speke Boulevard (A561 dual carriageway) links to the national motorway network, M62, M6, M56, M53 and M57.



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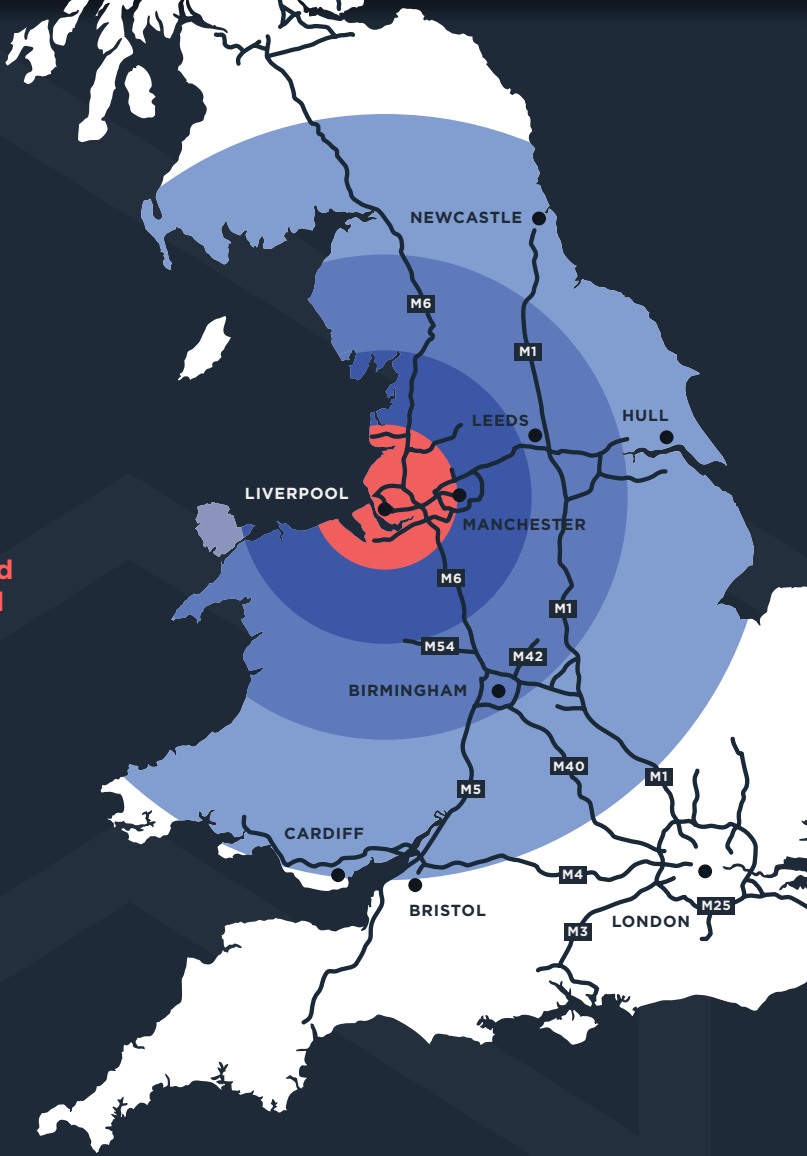
Triumph Business Park is a 60 acre (24,281 hectares) major storage/distribution location strategically located less than 1 mile from Liverpool John Lennon Airport and comprises approximately 800,000 sf ft (74,322 sq m) of business space in a secure environment.

The Park has 24-hour access with a security lodge and barrier at the entrance. Nearby key local amenities include the expanding Liverpool John Lennon Airport. Liverpool South Parkway transport interchange is 1 mile to the North and provides a choice of destinations all over Merseyside with links to Birmingham and London Euston.

There are various thriving retail communities in the area including Mersey Retail Park with major high street names such as Marks & Spencer, M&S Simply Food, B&Q and Next amongst others.

CONNECTIVITY

1 MILE	GARSTON DOCKS & RAILFREIGHT TERMINAL
7 MILES	M62 JUNCTION 6
8 MILES	LIVERPOOL CITY CENTRE
12 MILES	PORT OF LIVERPOOL & L2
12 MILES	M56 JUNCTION 12
18 MILES	M62/M6 INTERSECTION JUNCTION 10/21(A)
35 MILES	MANCHESTER
95 MILES	BIRMINGHAM
125 MILES	HULL
210 MILES	LONDON



- 4 HOUR DRIVE
- 3 HOUR DRIVE
- 2 HOUR DRIVE
- 1 HOUR DRIVE

GARSTON DOCKS



SOUTH LIVERPOOL PARKWAY
TRAIN STATION

HUNT'S CROSS
RETAIL PARK

benross

ASDA



KFC

E8 IS A SECURE FACILITY
THAT ALSO BENEFITS
FROM 24-HOUR ACCESS,
SECURITY LODGE AND
ENTRANCE BARRIER.



AERIAL MAP | 05



TRIUMPH BUSINESS PARK

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RATES

Tenants will be responsible for the payment of business rates.

SERVICE CHARGE

A service charge is payable for general maintenance of the common areas of the estate. The estate provides 24/7 security.

VAT

All rents and prices quoted are subject to VAT at the prevailing rate.

RENT

Price on application.

TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

Unit E8 - C 74

Unit E6 - C 67

AML

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.

FURTHER INFORMATION



B8RE

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SAVILLS

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Disclaimer

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