

# Air 84

Speke L24 TYL



Highly Specified Industrial Unit  
Ready for Immediate Occupation  
**84,756 Sq Ft**



B&M    Adient    Liverpool John Lennon Airport    Liverpool City Centre    New Mersey Shopping Park    DPD    Wolseley    **Air 84**    Travelodge    Sixt    Dobbies    Screwfix    Premier Inn



A561

SPEKE HALL AVENUE



# Modern Specification Making Logistics easy

12m to the Underside of the Haunch

3 Loading Doors / 8 Dock Levellers

400kVA - Phase Power Supply

24-Hour Access

Fully Enclosed Self Contained Site

77 Marked Car Parking Spaces

Two-Storey Offices/Amenity Block

47.5m Yard Depth

50kN Per Sq M Floor Loading Capacity

Mechanically Ventilated Heating & Cooling

8,694 - 11,032 pallet spaces

8,694 Wide Aisle Useable Pallet Locations

11,032 Narrow Aisle Useable Pallet Locations

Unit C - Air 84	SQ FT
Warehouse	76,495
FF Office	4,029
SF Office / Mezzanine	4,232
<b>Total GIA</b>	<b>84,756</b>
Yard Depth	47.5M
Car Parking	77
Eaves Height	12M
Level Doors	3
Dock Level Doors	8
Floor Loading	50 kN/m <sup>2</sup>
Power Supply	400kVA

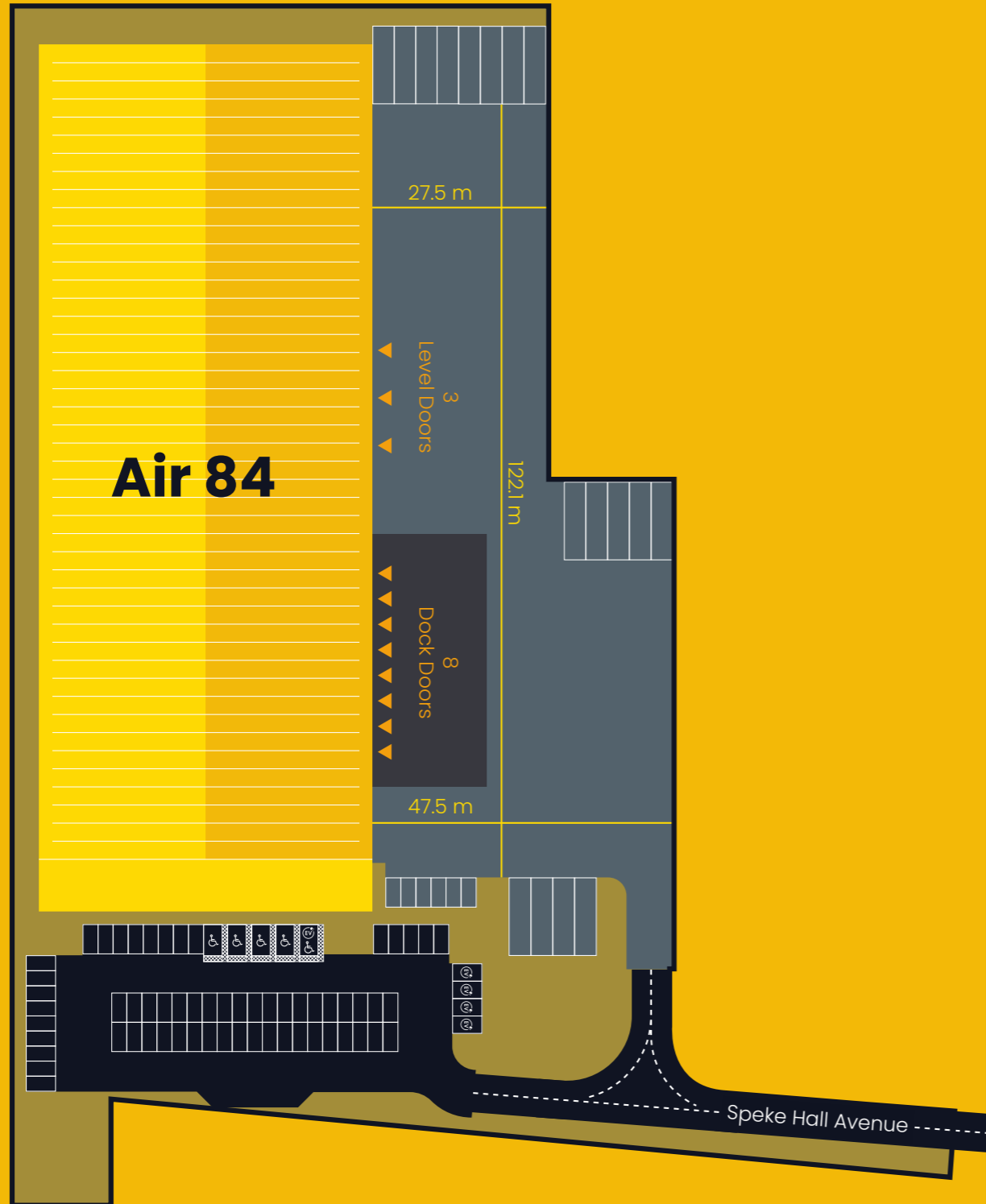




# Designed for Logistics from the Ground up

Air 84 provides a highly specified new build warehouse totalling 84,756 sq ft.

The highly sustainable unit has an "Excellent" BREEM rating.



- EPC Rating 'A'
- EV Charging
- Cycle Shelters
- PIR Controlled LED Lighting to Offices
- BREEM 'Excellent'





# Connections & Location

Address: Unit C, Stirling Road, Speke, L24 4YL

/// gilding.straying.scooter



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.



## B8

**Jon Thorne**

+44 (0) 7738 735 632

jon@b8re.com



**Jonathan Atherton**

+44 (0) 7778 050 197

jatherton@savills.com

## CBRE

**Darren Hill**

+44 (0) 7590 485 287

darren.hill2@cbre.com

For the joint agents and the vendors or lessors of this property whose agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. May 2024 - Design by cormackadvertising.com