

JAGUAR LANDROVER

 **COMPASS**
INDUSTRIAL PARK

TO LET

- HIGH QUALITY REFURBISHED INDUSTRIAL UNITS
- WITHIN 7 MILES OF THE M62 / M57 MOTORWAY
- CLOSE TO THE AIRPORT

LIVERPOOL JOHN LENNON AIRPORT

KEY BENEFITS OF THE ESTATE INCLUDE:

- The estate has recently undergone an extensive refurbishment programme.
- New controlled access security gates, CCTV and 24 hour manned security
- Improved estate navigation for visitors with colour coded sub-divisions and new directional signage
- Re-landscaping to create a more secure, visible environment
- New entrances and office areas (selected units)
- Large forecourts / yard areas with each unit
- Full internal and external refurbishment and redecoration
- Replacement roof lights
- Upgraded electrics





COMPASS INDUSTRIAL PARK

LIVERPOOL L24 1YA

AVAILABILITY

COMPASS EAST & WEST

UNIT	SQ FT
9	2,468
17	2,486

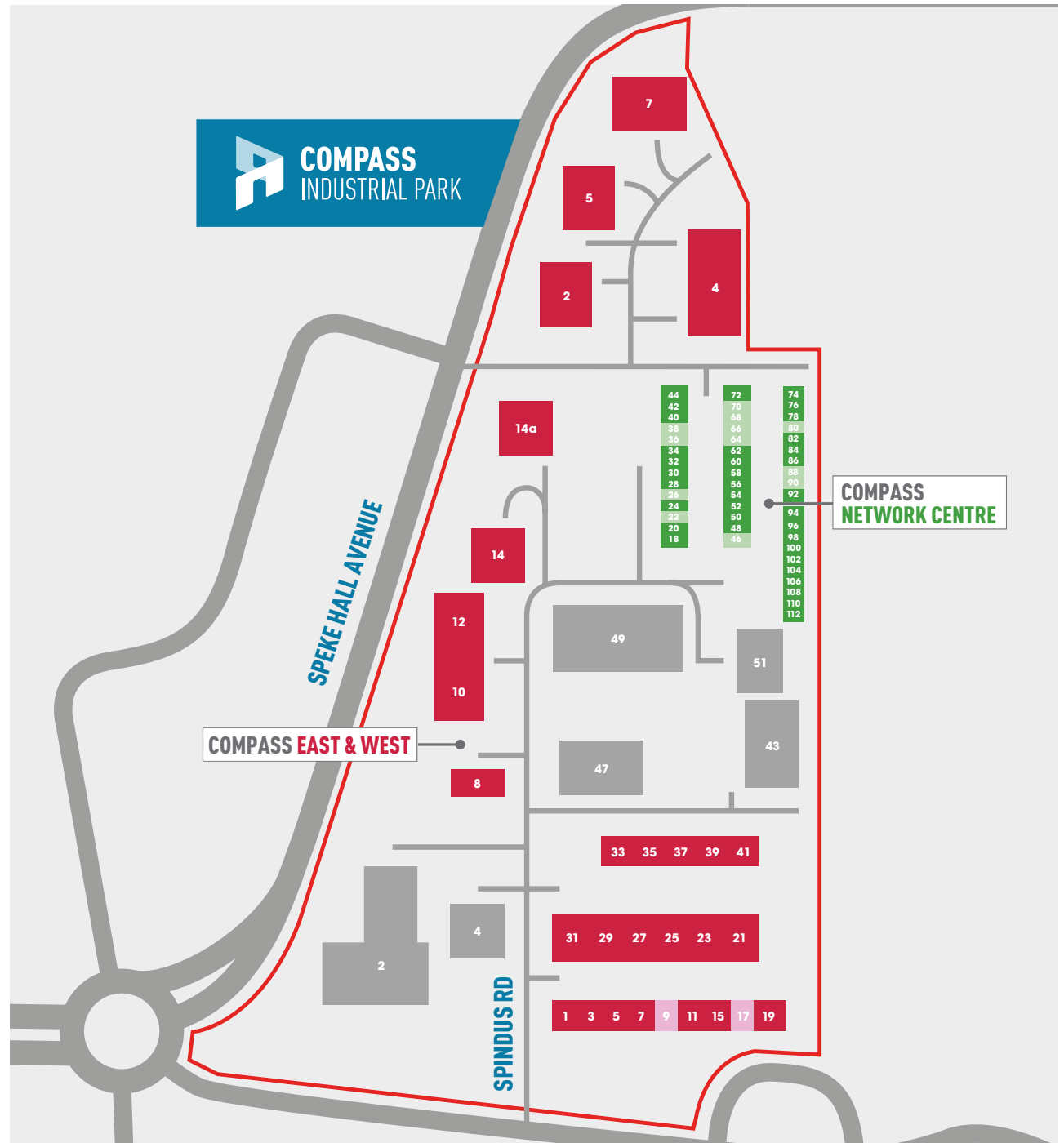
COMPASS NETWORK CENTRE

UNIT	SQ FT
22	933
26	941
36/38	1,886
46	924
64/66	1,872
68	937
70	948
80	445
88	449
90	443

All figures are subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting any transaction.





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LOCATION

Compass Industrial Park is a 365,000 sq ft estate located on Speke Hall Avenue, the main thoroughfare to Liverpool John Lennon Airport. Compass West is accessed via Spindus Road, Compass East and Compass Networkcentre are accessed via Stirling Road.

South Liverpool offers a rich mix of commerce with over 2m sq ft of automotive, distribution and bio pharma space. In addition to the international airport, there are numerous hotels and a wide variety of leisure and retail outlets, including a David Lloyd club and the New Mersey Retail Park.

The estate is accessible to the M62 motorway within 20 minutes' drive via the Knowsley Expressway and the M56 via the new and existing Mersey crossing bridge from Widnes into Runcorn which is 15 minutes' drive from the estate.



LIVERPOOL, L24 1YA



FURTHER INFORMATION / VIEWINGS

For further information, please contact:

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