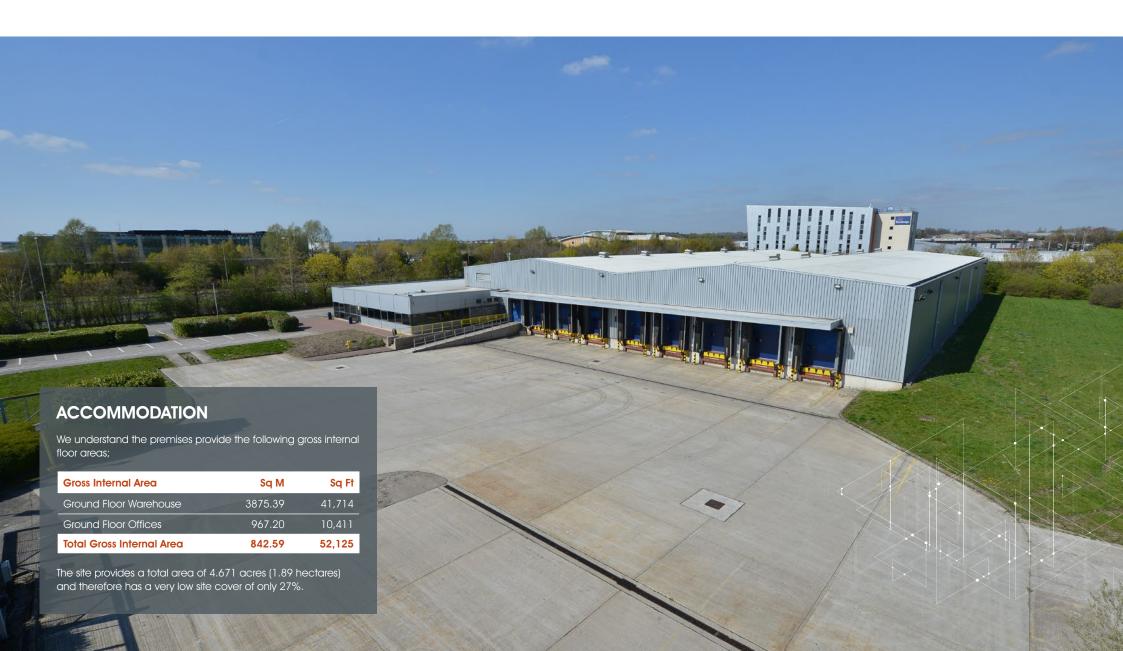
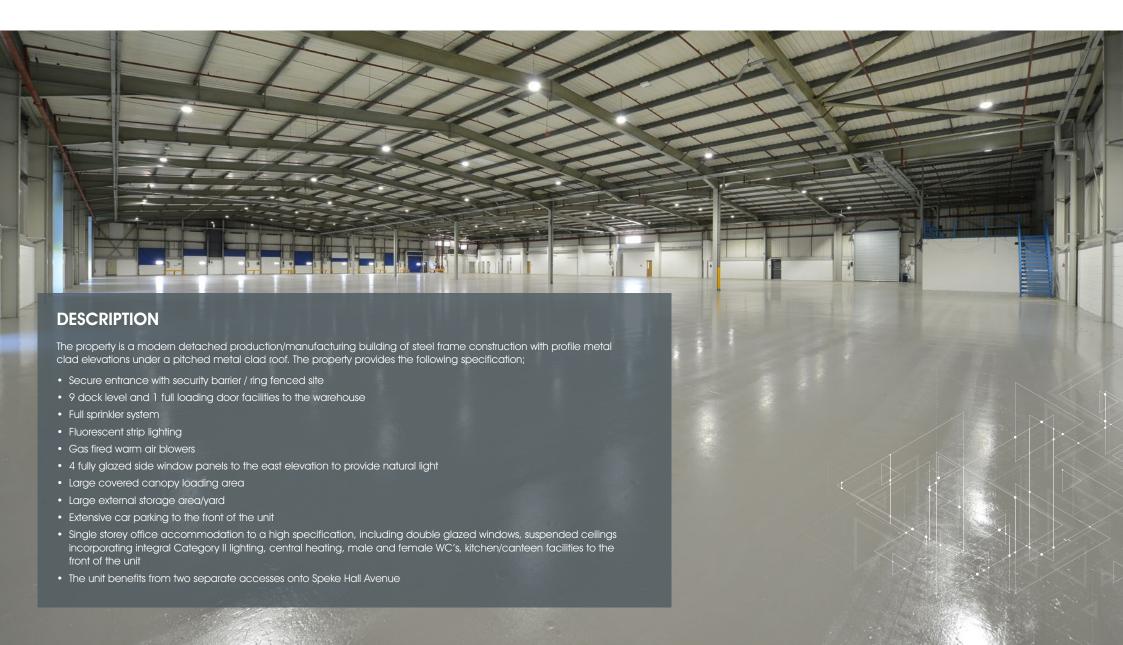
# Speke Hall Avenue Speke, Liverpool, L24 1UY TO LET Industrial / Warehouse Unit 52,125 sq ft on 4.7 acres





#### **LOCATION**

Speke is located approximately 8.6 miles (13.8 km) south-east of Liverpool city centre on the north bank of the Mersey. The area is served by Speke Boulevard, (A561 dual-carriageway), which is the main southern gateway into Liverpool, as well as giving access to the M62 (via the A562 and A5300). The property is located in a very prominent position with frontage to Speke Hall Road, which is the principal route from Speke Boulevard (A561) to Liverpool John Lennon Airport. A Holiday Inn Express hotel is situated adjacent to the unit.

Speke's proximity to the communications network, ports and thriving workforce of Liverpool has allowed it to become a major industrial, manufacturing and business location for the North West of England.

Local occupiers include Littlewoods, Dobbies Garden Centres, Classic Couverture, HBOS, DHL, National Blood Centre, Riverside Housing Association as well as a 4-star Marriott hotel, David Lloyd Leisure Centre and New Mersey Shopping Park.















Speke, Liverpool, L24 1UY

#### **COMMUNICATIONS**

Liverpool benefits from excellent communication links



#### **ROAD**

The unit is situated approximately 6 miles (9.7 km) from Junction 6 of the M62 (via Expressway) and 8 miles (12.9 km) from Junction 12 of the M56. The M6 can be reached via the M62, M56 and M58. Manchester is within a 50 minute and Chester just 25 minutes' drive time. The second Mersey crossing between Widnes and Runcorn has further improved access to the wider road network.



#### AIR

Liverpool John Lennon Airport is one of the UK and Europe's fastest growing airports. There are regular scheduled flights to over 60 domestic and European destinations, as well as charter flights. The growth of the airport has led to recent facilities including a new multistorey car park, enhanced leisure facilities together with a Hampton by Hilton Hotel.



#### SEA

The Port of Liverpool is ranked among Britain's major container ports and handles nearly 700,000 Teu's (20ft container units) a year. A post-panamax container terminal facility is also planned, which once complete will almost double Liverpool's container capacity to nearly 1,500,000 Teu's. Liverpool dominates Britain's container trade with North America and serves more than 100 other non-EU destinations from China to India, Africa, Australia, the Middle East and South America

In addition to the cruise liner facility there are passenger services between Liverpool and Dublin, Belfast and Douglas (Isle of Man). There is also a ferry across the Mersey to Wirral.



#### RAI

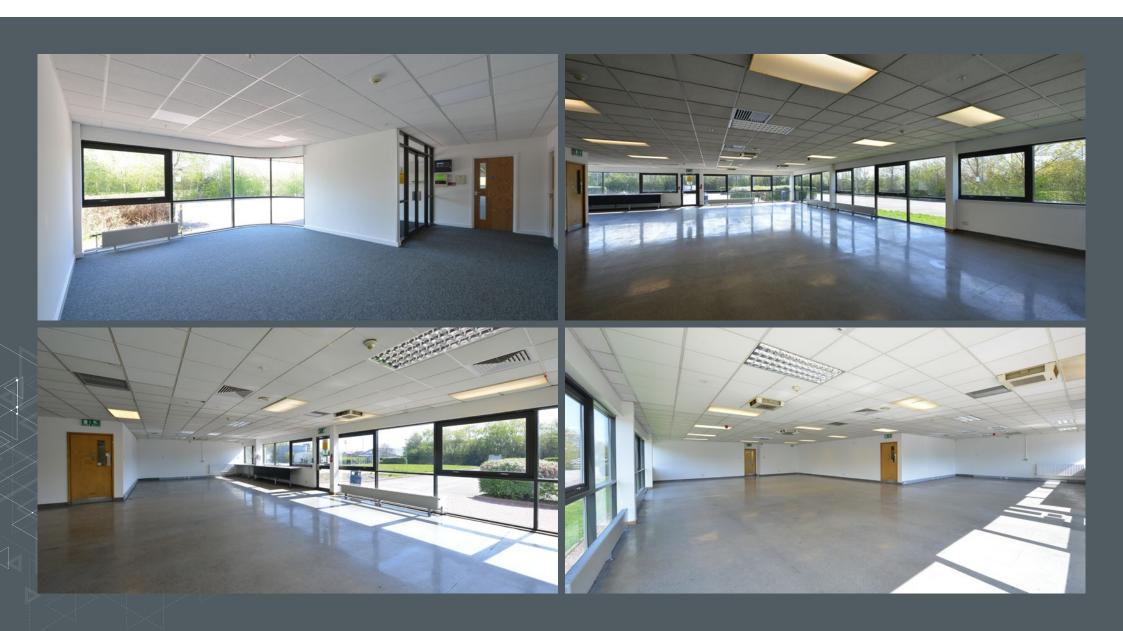
Liverpool has major railway connections with the main line station being Liverpool Lime Street. It is served by Virgin trains as well as regional and local trains, with approximate journey times of 40 minutes to Manchester, 1 hour 30 minutes to Birmingham and 2 hours 15 minutes to London Euston.













Speke, Liverpool, L24 1UY

#### RATEABLE VALUE

Interested parties should make their own enquiries of the relevant local authority.

#### **LEGAL COSTS**

Each party will be responsible for their own legal costs.

#### VAT

Figures were quoted are exclusive of but may be liable to VAT at the prevailing rate.

#### **TERMS**

The unit is available To Let on flexible terms.

#### **EPC**

The building has an EPC rating of D (93). A copy of the report is available upon request from the joint agents.

#### **FURTHER INFORMATION**

For further information please contact the agents B8RE and CBRE.

**Rob Taylor** 

**M**:07825 193365

E: rob.p.taylor@cushwake.com

Darren Hill

**DD**: 0151 471 4907

**CBRE** 0151 224 7666



Laurence Davies MRICS M: 07385 410 942

