

# Air 66/84

Speke L24 IYL

Highly Specified Industrial Unit  
Ready for Immediate Occupation  
**67,530 Sq Ft**

# Air 66

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



A561

# Modern Specification Making Logistics easy



12m to the Underside of the Haunch



2 Loading Doors / 6 Dock Levellers



400kVA - Phase Power Supply



24-Hour Access



Fully Enclosed Self Contained Site



68 Marked Car Parking Spaces



Two-Storey Offices/Amenity Block



39.2m Yard Depth

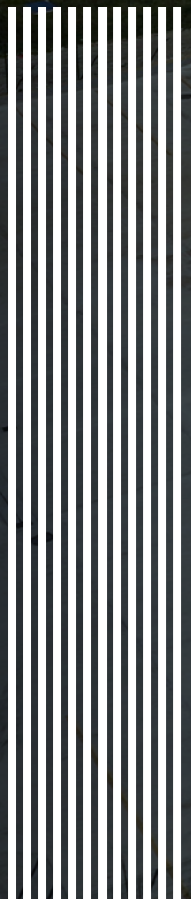


50kN Per Sq M Floor Loading Capacity



Mechanically Ventilated Heating & Cooling

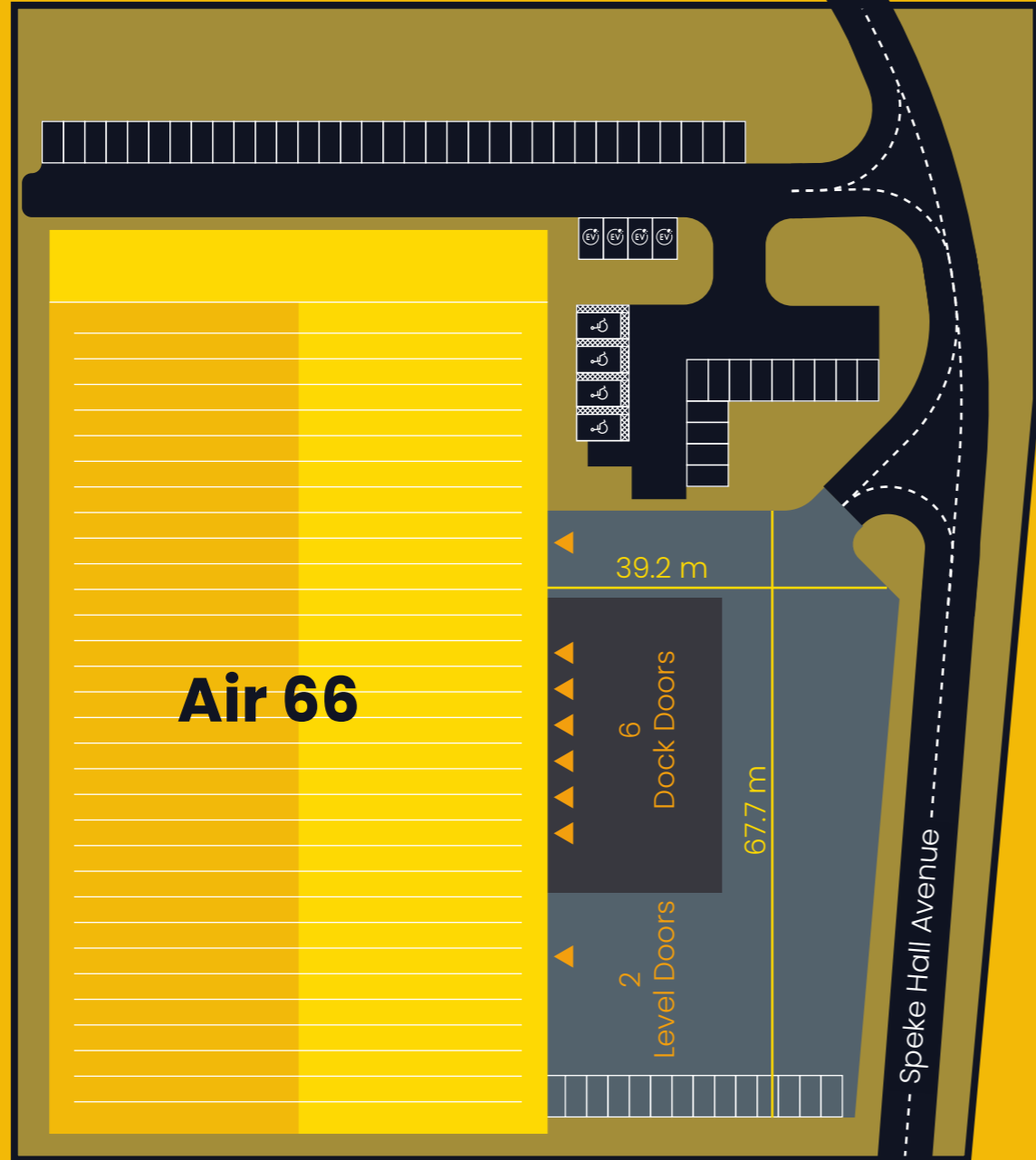
Unit B - Air 66	SQ FT
Warehouse	58,824
FF Office	4,245
SF Office / Mezzanine	4,461
<b>Total GIA</b>	<b>67,530</b>
Yard Depth	39.2M
Car Parking	68
Eaves Height	12M
Level Doors	2
Dock Level Doors	6
Floor Loading	50 kN/m <sup>2</sup>
Power Supply	400kVA



# Designed for Logistics from the Ground up

Air 66 provides a highly specified new build warehouse totalling 67,530 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 B, Stirling Road, Speke, L24 4YL

/// [gilding.straying.scooter](http://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](mailto:jon@b8re.com)



**Jonathan Atherton**

+44 (0) 7778 050 197

[jatherton@savills.com](mailto:jatherton@savills.com)

## CBRE

**Darren Hill**

+44 (0) 7590 485 287

[darren.hill2@cbre.com](mailto: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. April 2024 - Design by cormackadvertising.com