



**SPITFIRE
ROAD**

**TRIUMPH
BUSINESS PARK**

SPEKE, LIVERPOOL **L24 9GG**

//wizard.slams.slowly

TO LET INDUSTRIAL / WAREHOUSE UNIT
26,152.51 SQ FT (2,429.36 SQ M) UNDER REFURBISHMENT



boxesan

GARSTON DOCKS

SOUTH LIVERPOOL
PARKWAY TRAIN STATION

HUNTS CROSS RETAIL PARK

TRIUMPH
BUSINESS PARK

benross

ASDA

b&m

 1 SPITFIRE ROAD

SITUATED IN TRIUMPH BUSINESS PARK,
 1 SPITFIRE ROAD
BENEFITS FROM 24-HOUR ACCESS, SECURITY LODGE AND ENTRANCE BARRIER.

SITUATION SPECIFICATION ACCOMMODATION LOCATION CONNECTIVITY FURTHER INFORMATION

 1 SPITFIRE ROAD

INDUSTRIAL / WAREHOUSE UNIT

26,152.51 SQ FT (2,429.36 SQ M)

SPECIFICATION



Detached
self contained unit



Steel frame construction
with truss roof



Clear Height - 6.75m



6 no. electrical
level access loading doors



3 phase power (amount TBC)



Open plan ground floor
offices and amenity area

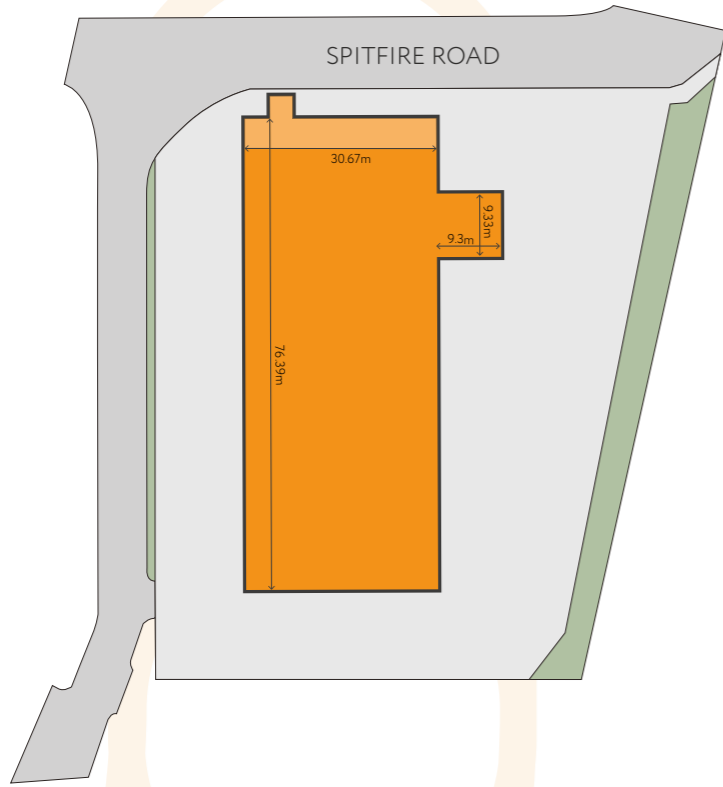


Large concrete surfaced
load yard parking areas



24 hour security and barrier
controlled access to Estate





OPEN PLAN GROUND FLOOR OFFICES AND AMENITY AREA

ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	25,218.54	2,342.88
Office	933.97	86.71
TOTAL (GIA)	26,152.51	2,429.36
Plus first floor Mezzanine of	3,080.10	286.15

TRIUMPH BUSINESS PARK IS A 60 ACRE (24.281 HA) MAJOR STORAGE/ DISTRIBUTION LOCATION

L24 9GQ

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LOCATION

Triumph Business Park is a 60 acre (24.281 hectares) major storage / distribution location strategically located close to Liverpool John Lennon Airport and comprises approximately 800,000 sq 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 & Next amongst others.

Triumph Business Park is located less than 1 mile from Liverpool John Lennon Airport and within 25 miles of Manchester International Airport.



CONNECTIVITY



AIR

Liverpool John Lennon Airport provides routes across Europe and North America by 20 different operators and is one of the fastest growing airports in the UK both in freight and passenger numbers.



RAIL

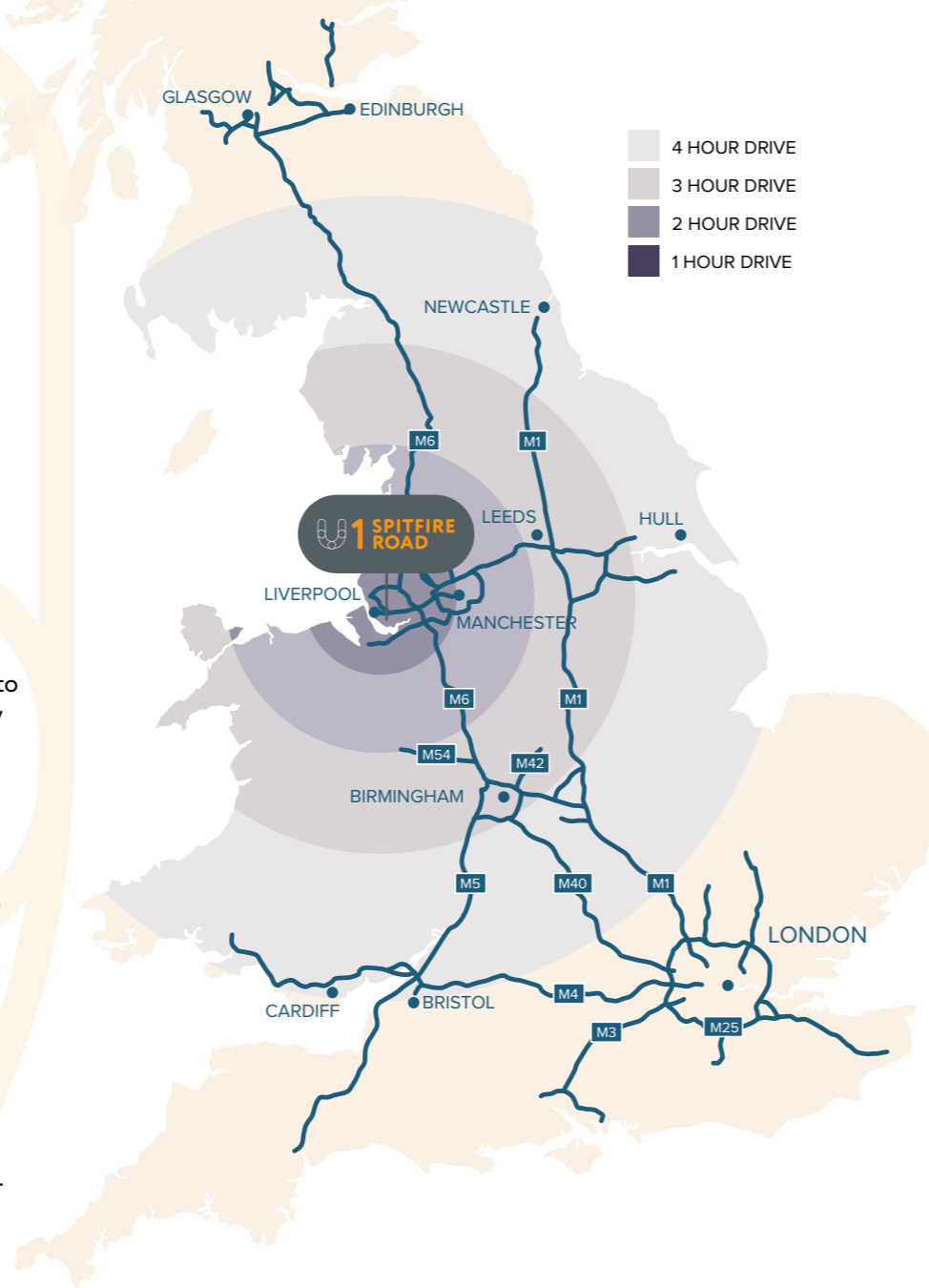
Liverpool South Parkway is a flagship transport interchange with a park and ride facility as well as integrated transport links to Liverpool John Lennon Airport and the City centre.

Connections are also available to Manchester, Yorkshire, the Midlands and Crewe. Liverpool Lime Street also offers main line services to Manchester Piccadilly, London Euston and the rest of the UK network.



ROAD

Located on the A561 (Speke Boulevard), ideally located for immediate access to the M62, M57 and M6 which in turn links with the rest of the country's motorway network. Regular bus services are also available.



CONNECTIVITY

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

Garston Docks & Railfreight Terminal	1 mile
M62 Junction 6	7 miles
Liverpool City Centre	8 miles
Port of Liverpool & L2	12 miles
M56 Junction 12	12 miles
M62/M6 Intersection Junction 10/21(a)	18 miles
Manchester	35 miles
Birmingham	95 miles
Hull	125 miles
London	210 miles

EXCELLENT COMMUNICATIONS LINKS VIA THE M62, M57 AND M58 MOTORWAYS





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Photography taken prior to outgoing tenants occupation.

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RB&Co 0161 833 0555. www.richardbarber.co.uk

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, security etc.

VAT

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

RENT

On application.

TERMS

The premises are available on the basis of a new full repairing and insuring lease for a term of years to be negotiated.

EPC

An EPC will be prepared upon refurbishment.

FURTHER INFORMATION

CBRE

Darren Hill
DD: 07590 485 287
E: darren.hill2@cbre.com

Archie Burrows
DD: 07958 137 342
E: archie.burrows@cbre.com

B8RE

Alex Perratt
DD: 07951 277 612
E: alex@b8re.com

Jon Thorne
DD: 07738 735632
E: jon@b8re.com



Peloton
Real Estate

SITUATION SPECIFICATION ACCOMMODATION LOCATION CONNECTIVITY FURTHER INFORMATION

 **1 SPITFIRE ROAD**