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 **165**

TRIUMPH
BUSINESS PARK
SPEKE, LIVERPOOL **L24 9GQ**

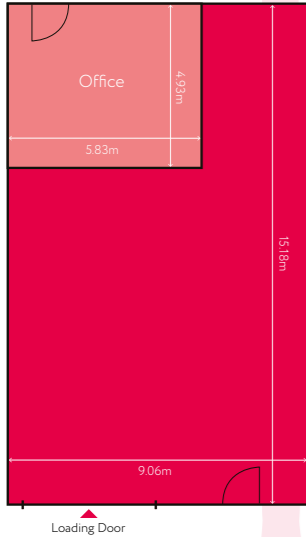


TO LET

**MODERN INDUSTRIAL / WAREHOUSE UNIT
1,480.36 SQ FT (137.53 SQ M)**

ACCOMMODATION & SPECIFICATION

FLOOR PLAN



AREA	SQ FT	SQ M
Warehouse	1,170.99	108.79
Office	309.37	28.74
TOTAL (GIA)	1,480.36	137.53

Steel frame construction

Profile metal clad elevations

5.5m eaves

1x electronically operated level access loading door (located at rear of building)

3 phase power

High quality ground floor offices

Amenity area including kitchenette and WC facility

24 hour security and barrier controlled access to Estate



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.



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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

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SITUATION ACCOMMODATION & SPECIFICATION LOCATION FURTHER INFORMATION

