

TO LET

Speke

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New Build Trade/Warehouse Scheme

De Havilland Drive, Mersyside, Speke L24 8RL

- New industrial Scheme
- Planning application submitted
- Construction expected on site Summer 2022
- Units expected to be complete by Easter 2023
- Units can be combined from 1679 sqft up to 8299 sqft
- Prior to commencement on site we can deliver build to suit requirements up to 40,000 sqft

1,679 - 40,000 sq ft
(155.98 - 3,716 sq m)



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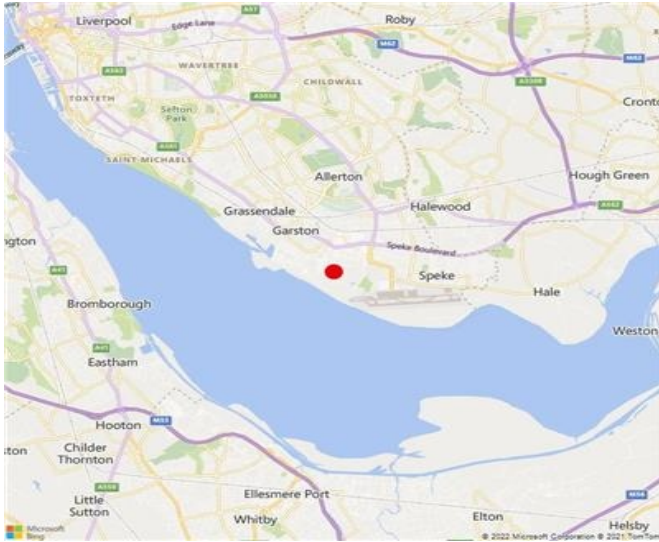
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Location The site is located fronting De Havilland Drive close to its junction with Dakota Drive on Liverpool International Business Park. De Havilland Drive connects to Estuary Boulevard the main spine road through the estate.

Estuary Boulevard provides direct signal controlled access to Speke Boulevard (A561) which in turn connects to Knowsley Expressway and onto the M62 (Junction 6) M57 interchange.

Liverpool City Centre is approximately 6 miles from the site and Junction 6 of the M62 motorway is approximately 4.75 miles from the site. The M62 provides excellent access to the national motorway network.

Description New build scheme of trade/warehouse units.

A planning application has been submitted and we are expecting construction to commence in Summer 2022 with a completed scheme anticipated by early Summer 2023.

In the interim we can offer design and build, built to suit packages to accommodate up to 40,000 sqft

Energy Performance Certificate

An energy performance certificate will be available on request and post construction

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Unit 1	4,176	387.95
Unit 2	4,123	383.03
Unit 3	4,736	439.97
Unit 4	3,154	293.01
Unit 5	3,251	302.02
Unit 6	2,196	204.01
Unit 7	4,564	424
Unit 8	4,521	420
Unit 9	2,992	277.96
Unit 10	2,992	277.96
Total	40,000	3,716

Terms

Units are offered on new Fri leases on terms to be agreed

Rateable Value

Interested parties are requested to contact the local authority post construction

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each party to responsible for their own costs in relation to any transaction.

Further Information

Please contact the agents CWHB or LM6:

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