

TO LET

Speke, Liverpool



Refurbished Production/warehouse

Unit 32, Triumph Business Park

178 Triumph Way, Speke, Liverpool, Lancashire L24 9GQ

- Short term lease available
- Generous Yard and loading
- Separate office at ground and first floors with parking
- Secure and manned gatehouse to estate

96,979 sq ft
(9,009.35 sq m)



tony.okeefe@lm6.co.uk

07900 134483

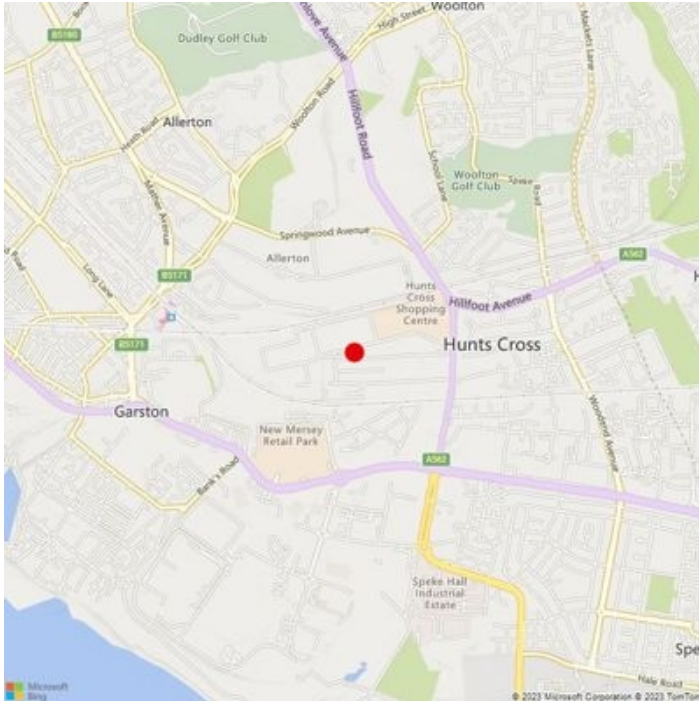
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Location

Triumph Business Park is a 60 acres (24.281 hectares) major storage /distribution / commercial environment 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.

Description The site was originally home to the Triumph motor car production facility and has been substantially redeveloped to provide combination of manufacturing and warehouse units.

Unit 32 provides a refurbished production/warehouse with ancillary office accommodation and a designated yard/loading area.

The estate provides manned security

Energy Performance Certificate

An energy performance certificate is available on request.

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
Production/Warehouse	93,420	8,678.72
Ground Offices	1,779	165.27
First Floor Offices	1,779	165.27
Total	96,979	9,009.35

Terms

We can offer short term flexible lease deals.

The unit is offered via assignment or sub lease for a term to expire 24 March 2028 at an annual rental of £440,000 + VAT. (£4.52per sqft)

Service charge and insurance figures to be confirmed

Rateable Value

Interested parties are requested to contact the local authority.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

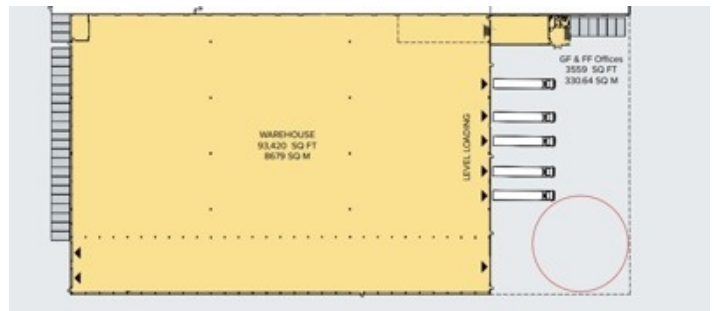
Each party to responsible for their own costs in relation to any transaction.

Further Information

Please contact the sole agents, LM6:
Anthony O'Keefe
Mobile: 07900 134483
Email: tony.okeefe@lm6.co.uk

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