



CHARNOCK POINT PHASE II

For Sale/ To Let

10 industrial units
1,485 - 8393 sqft

**Expected to complete
Autumn 2024**

LOOKING BACK TO **CHARNOCK POINT PHASE I**

Charnock Point Phase I was the initial phase of development at the Charnock Road Site. Phase 1 comprised of 8 high specification commercial units that commenced on site in 2018. Phase 1 was completed in Autumn 2019 and a portion of the units were made available individually or as a combination, providing an opportunity for businesses to owner occupy their premises.



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TERMS

All units are offered to lease, minimum 3 years. Only Units 1-5 are offered for sale on a virtual freehold basis (250 years).

An estate management company will also be set up including an annual service charge current budget £0.53 / sqft (tbc).

Further details: Please contact the joint agents on the detail below.



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Area Schedule:

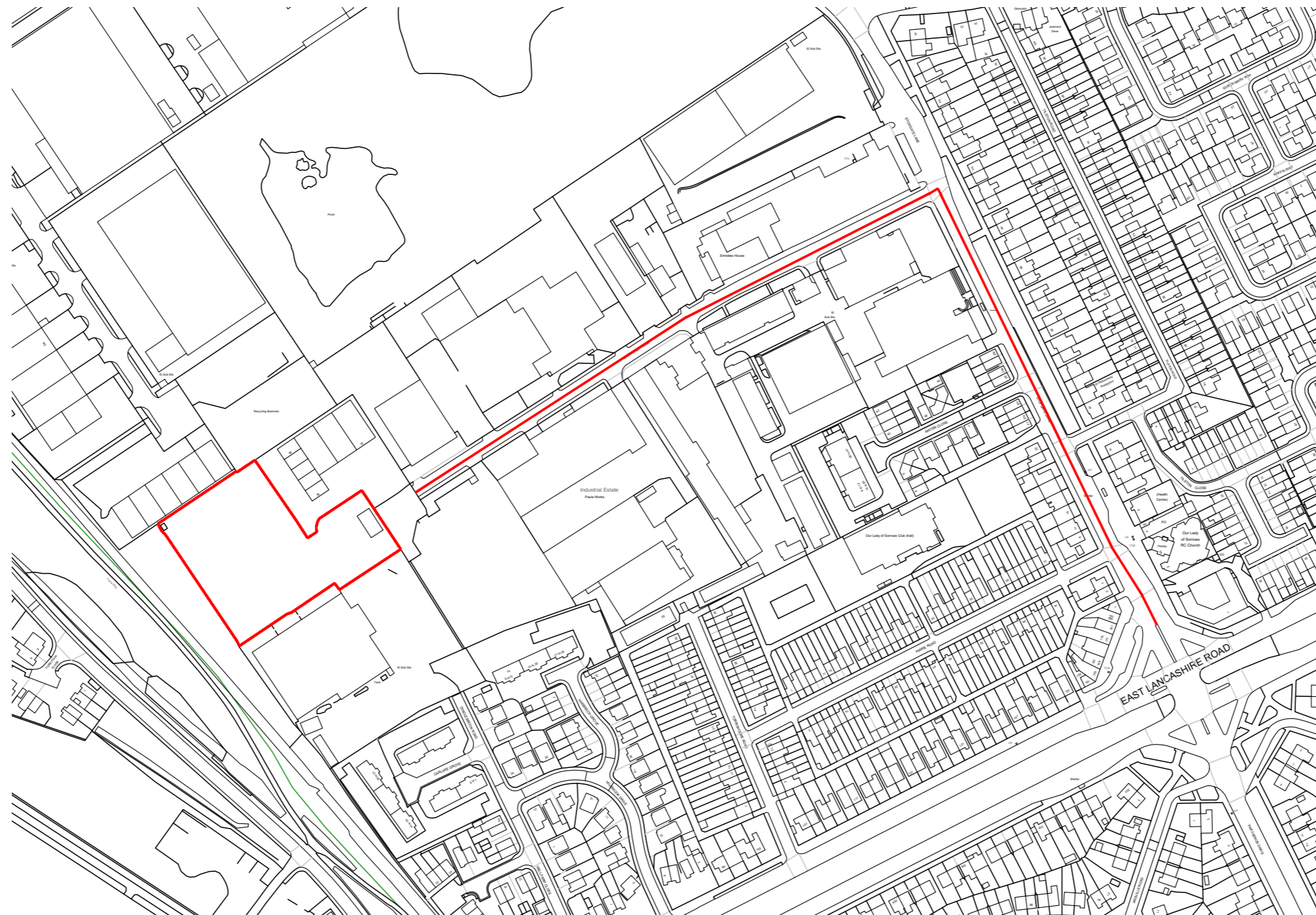
UNIT NO	GIA (sqm)	GIA (sqft)
1	183	1969
2	138	1485
3	138	1485
4	138	1485
5	183	1969
6	183	1969
7	138	1485
8	138	1485
9	138	1485
10	183	1969
Total	1560	16786

LOCATION & CONTEXT

The site is located on Charnock Road, Aintree which is accessed from the East Lancashire Road (A580), approximately 1/4 mile via Stopgate Lane.

It has excellent transport links being 5 mins from J4 of M57 accessed via East Lancashire Road, which provides easy access to Liverpool's City Centre, Knowsley and surrounding areas.

The Long Lane/Aintree area is a long established industrial trade counter location with national occupiers including Taskers, SIG, Screwfix and multiple local trade counter operators.



SITE/ PROJECT DESCRIPTION

The Phase II development provides 10 new build industrial units across 2 separate blocks. They are offered for sale or lease, due for completion Autumn 2024. Each unit is suitable for commercial, industrial & warehousing purposes. They can be taken individually or as a combination of units.

Background image:
Aerial photograph showing
completed Phase I site.

DESIGN SPECIFICATION



Phase I steel portal frame with a similar design strategy to be adopted in Phase II. The supply chain from Phase I is to be generally retained on Phase II

- Steel portal frame
- Insulated profile cladding
- Full height loading door
- 5.8m eaves / 7.5m ridge
- Toilet block
- Landscaping
- On site parking
- Electric vehicle charging
- Cycle parking
- Safe pedestrian walks and crossing
- Safety bollards
- 200kVA power supply (each unit)

PHASE 1 & 2 SITE EXPANSION

Background image:
Aerial photograph showing
completed Phase I site.

The Phase I site has two unit types, 5 units at 82sqm and 3 units at 330sqm. Each unit type was allocated parking space in Phase 1 and they have good security provisions with a full perimeter fence and an electric sliding gate to the entrance. The Phase II site is to be accessed from the rear of the Phase I units. A new road, designed perpendicular to those rear units (pictured to the left of the background image) will be introduced and two new blocks of units will be arranged either side of the new access road. The new access road will be finished in tarmac and white lined to plot general road markings safe pedestrian access, pedestrian crossings and parking bays.

PHASE II PARKING & ACCESS



The car parking has been designed as a continuation from Phase I. A thoroughly highway design was carried out at planning stage where the site was rigorously tracked and tested against vehicles of varying size.



The access from Charnock road is large enough for all HGV vehicles to enter and the route through site allows for easy travel through site for all sized vehicles.

There are 22 total car parking spaces. All 10 x units have 2 spaces designated per unit with the 2 extra spaces for the vehicle charging stations.

Existing Phase I parking arrangement to be carefully designed and tied into Phase II to unify site.

In addition to this there are 2 x motorcycle spaces and 4 x cycle spaces

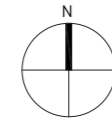
DESIGN OVERVIEW

The two units are designed to be a mirror image of each other and are to be constructed of a steel portal frame, masonry and composite insulated cladding panels.

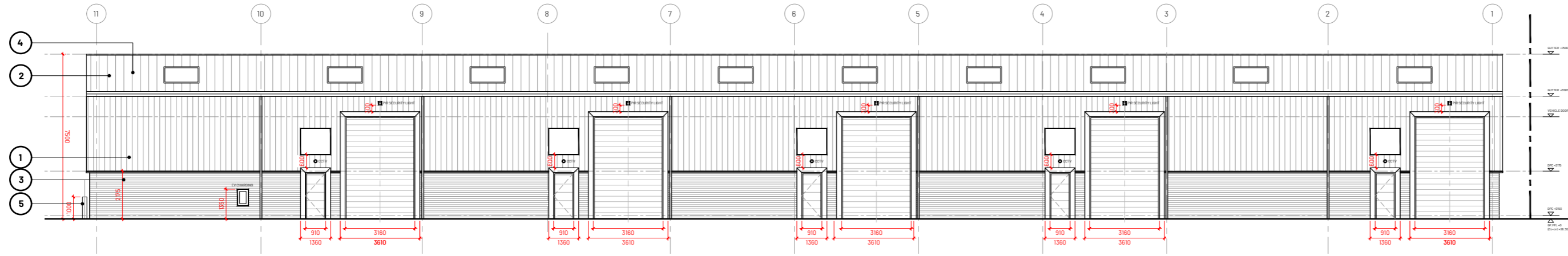
In each block there are 2 larger units at either end with the smaller units sandwiched in between.

The larger units (Units 1, 5, 6, 10) have a GIA of 183sqm and the smaller units (Units 2, 3, 4, 7, 8, 9) have a GIA of 138sqm internally.

The back of each block is offset from the boundary by a minimum of 1.2m to allow for maintenance access.



TYPICAL ELEVATIONS & CROSS SECTIONS



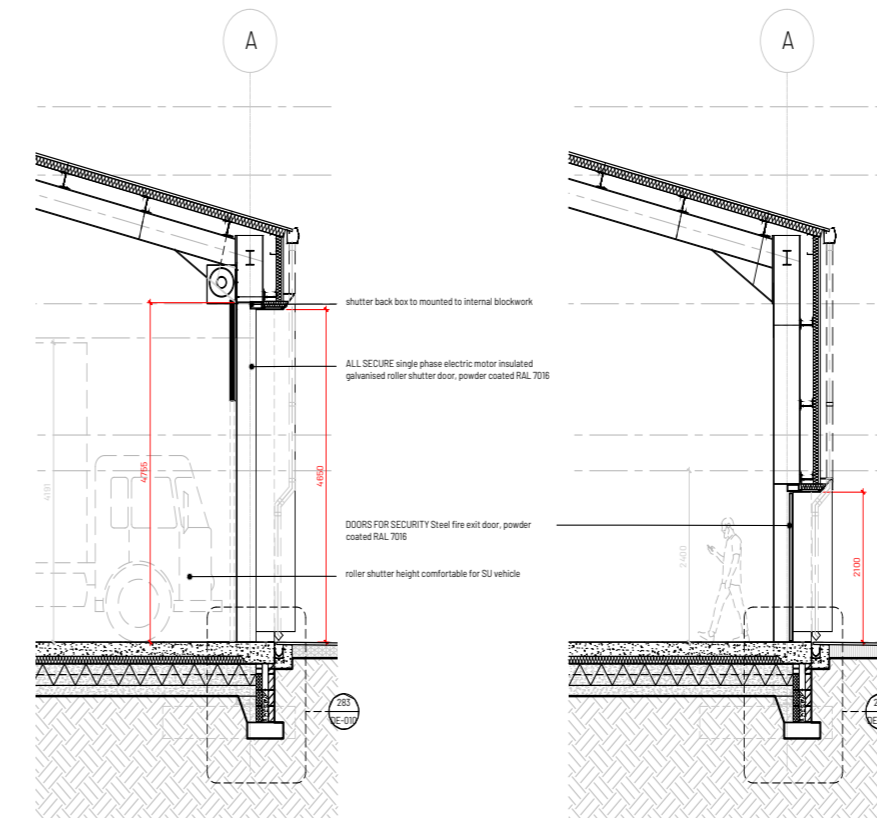
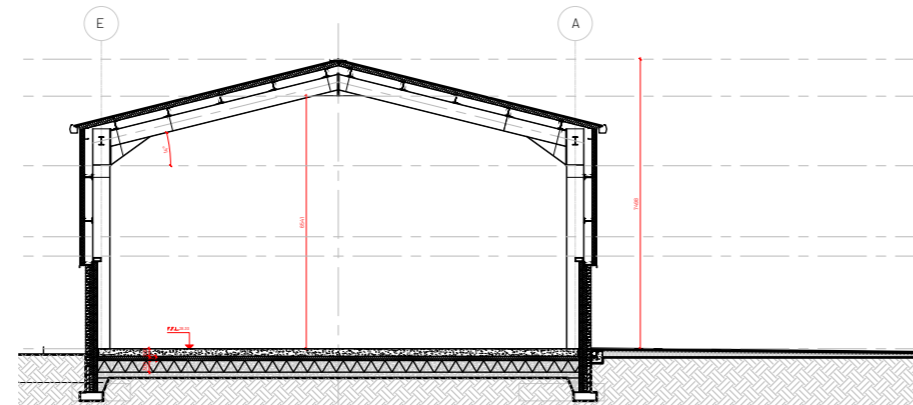
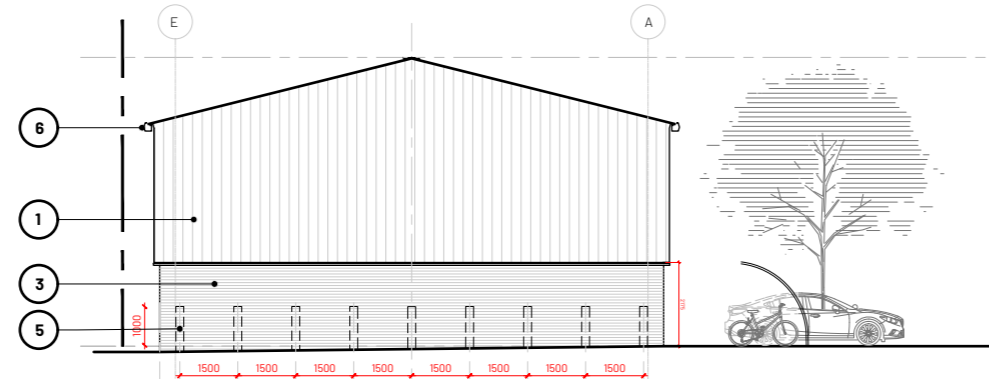
DESIGN OVERVIEW

The units are accessed from the new road with a new junction designed against Phase I.

The vehicle door openings are 4650mm(h) x 3160mm (w) for loading/unloading.

Level access and egress is provided at both front entrances, Natural light is provided by roof lights.

Each unit has 2 parking spaces and a toilet block and are fitted with CCTV and a PIR security light. There are two landscaped trees at the front of the site. See page 14-19 for remaining construction specification.





The specification follows the specification for Phase I. Interested parties are welcome to look at the units at Phase I in context of the specification for Phase II as set out adjacent

CONSTRUCTION SPECIFICATION

SHELL CONSTRUCTION



BLOCK TO CAVITY WALLS:
Beers, dense solid 100mm, natural

BLOCK TO INTERNAL PARTITION WALLS THROUGHOUT UNITS:
Beers, dense solid 100/140mm, natural

FACE BRICK:
PD Edenhall, standard bond brickwork, colour basalt grey

MORTAR to ALL FACE BRICK:
Eco mix, mortar tone eco 960, grey

CAVITY INSULATION:
50mm Knauf Dritherm 37

CLADDING to ALL ELEVATIONS:
Kingspan, KS1000RW composite wall panel, with 45mm insulation core. 0.5mm XL forte external finish 'metallic silver' RAL 9006. Internal finish - 0.4mm white polyester.

ROOF PANELS to ALL ROOF AREAS:
Kingspan, KS1000RW composite roof panel, with 40mm insulation core. 0.5mm XL forte external finish 'metallic silver' RAL 9006. Internal finish - 0.4mm white polyester.

INTUMESCENT STEEL COATINGS:
Jotun, Pioneer top coat 60 min, white

PASSIVE FIRE COMPARTMENTATION:
Quelfire, 50mm intumescent fire bat, white

FIRE SEALANT ABUTMENTS THROUGHOUT:
Quelfire, intumescent, white

RAINWATER GOODS to ALL ELEVATIONS:
Trimline gutter 0.7mm steel, finish RAL 7016 anthracite, pre-drilled with joggled joints.

3D illustration of aerial view of proposed Phase II site as an expansion of Phase I

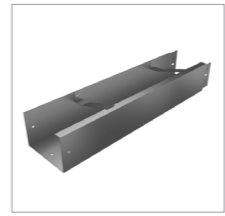


3D illustration of external access into site viewing from outside Phase I.

CONSTRUCTION SPECIFICATION

ACCESSORIES

The specification follows the specification for Phase I. Interested parties are welcome to look at the units at Phase I in context of the specification for Phase II as set out adjacent



ROLLER SHUTTER DOORS :
All secure, single phase electric motor insulated galvanised roller shutter door, powder coated RAL 7016.

PERSONNEL DOORS to UNITS:
Front personnel door, heavy duty steel security door - multi-lock, powder coated RAL 7016

EXTERNAL LIGHTING to FRONT ELEVATIONS:
Rovus, security light, light int photocell 100W, black

EXTERNAL LIGHTING to REAR ELEVATION:
HI-SPEC, round bulkhead light emergency 8W, black/white

INTERNAL LIGHTING:
Rovus, hi bay LED 150W, black

WC LIGHTING:
HI-SPEC, LED down lights 5W, white

WC EXTRACTION UNITS:
AIRVENT, 100mm timer, white

ELECTRICAL DISTRIBUTION BOARD:
Crabtree, metal, white

ELECTRICAL CABLE MANAGEMENT SWITCHES & SOCKET:
Crabtree, plastic

FIRE ALARM PANEL:
MAG 4 -, 2 zone – metal, white

INTERNAL FLOOR PAINT:
Leyland, contract floor paint, slate grey

INTERNAL CEILING PAINT:
Leyland, contract matt emulsion, white

INTERNAL WOODWORK:
Leyland, contract eggshell, white

EXTERNAL PERIMETER FENCING to CAR PARK AREAS:
Fastline, 2430mm(h) fastmesh 656C complete system clipped, green

PALLISADE FENCING to REAR PERIMETER:
Fastline, 2.7m galvanised panels, natural



CONSTRUCTION SPECIFICATION

INTERNAL LANDLORD FIT-OUT

3D illustration of internal space of BLOCK 1 - Units 1-5 (block to the north of the site)



INTERNAL DOORS:
Howdens, flush ply, natural

INTERNAL IRONMONGERY:
Howdens, round bar lever, satin

INTERNAL DOOR FRAMES:
Howdens, 108mm softwood, natural

INTERNAL ARCHITRAVES:
Howdens, 74mm MDF Burford, white primed

PAN, CISTERN & BASIN:
Optima, bliss, white

BASIN MIXER TAP:
Optima, Hampton, chrome

WATER HEATING:
Redring, MS6 under counter water heater, 1.5KW, white

ELECTRIC HANDDRYER:
Blowmotion, storm high speed jet, silver

INTERNAL CEILING PAINT:
Leyland, contract matt emulsion, white

3D illustration of internal space of BLOCK 1 - Units 1-5 (block to the north of the site)

For further information contact the joint agents:



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Misrepresentation Act 1967.
Unfair Contract Terms Act 1977.
The Property Misdescriptions Act 1991.

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