

TO LET HIGH QUALITY, NEW BUILD INDUSTRIAL/DISTRIBUTION FACILITY 200,000 SQ FT

(18,580 SQ M) ON A SITE OF 9.5 ACRES (3.8 HA)

SPEKE HALL ROAD L24 1UU

SPEKE 200



• LESS THAN 1 MILE FROM LIVERPOOL JOHN LENNON AIRPORT

• LOCATED ON LIVERPOOL'S PREMIER INDUSTRIAL PARK

• SUITABLE FOR DISTRIBUTION OR MANUFACTURING

SITE LAYOUT

200
200

SPEKE
200

ACCOMMODATION

Warehouse	180,652 sq ft	16,783 sq m
3 storey office	16,146 sq ft	1,500 sq m
2 storey hub office	3,000 sq ft	278 sq m
Gatehouse	250 sq ft	23.23 sq m
Total	200,048 sq ft	18,585 sq m

SCHEDULE



EAVES HEIGHT



16 LOADING DOORS



4 LEVEL ACCESS DOORS



YARD DEPTH



34 TRAILER BAYS



9 VAN BAYS



194 CAR SPACES



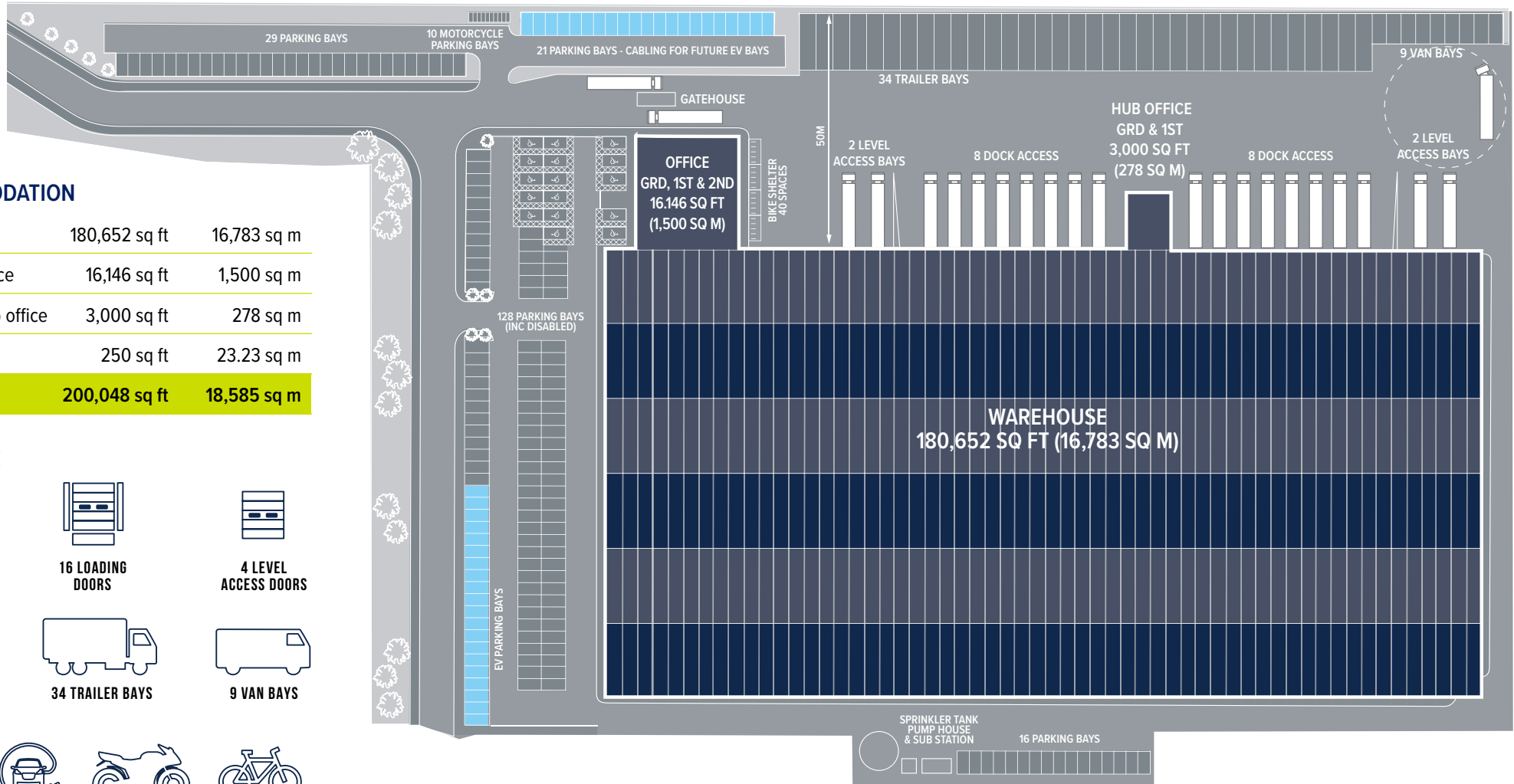
20 EV CHARGE POINTS



10 MOTORCYCLE SPACES



40 CYCLE SPACES



LOCATION

SPEKE 200



ROAD

Speke200 is situated on Speke Boulevard, which connects to Junction 1 of the Knowsley Expressway leading to the M62 / M57 and M58. The M6 / M62 Interchange is approx 17 miles to the east.

New Mersey Retail Park is within a short distance and features major retailers such as M&S Food, Boots, Next, Pets At Home and B&Q



AIR

Liverpool Airport is located 1 mile to the south and is one of the UK's fastest growing airports with direct flights to most major European cities.

Manchester Airport is located 28 miles to the east and is the UK's third busiest airport in terms of passenger numbers. It also serves one of the largest freight airports in the UK.



RAIL

Liverpool Lime Street and South Parkway, have excellent rail links providing mainline service connections to all major UK towns and cities.



Halewood plant	6 mins
Manchester	35 mins
Leeds	1 hr 19 mins
Birmingham	1 hr 41 mins
Cardiff	3 hrs 28 mins
London	3 hrs 55 mins
Glasgow	3 hrs 40 mins
Edinburgh	4 hrs 14 mins

Source AA Routefinder

David Lloyd
—CLUBS—

very

New Mersey
Retail Park

Warburton's

Travelodge

dobbies
garden centres

Ford

STARBUCK'S
COFFEE

EG
Euro Garages

TOBY
CARRY

A561 SPEKE
BOULEVARD

TO LIVERPOOL CITY CENTRE
AND THE MERSEY TUNNELS

SPEKE HALL
AVENUE

TO A5300 KNOWSLEY
EXPRESSWAY M57/M58/M6/
M62 AND MERSEY GATEWAY

JOHN LENNON
INTERNATIONAL
AIRPORT

SPEKE
200



GOALS

Lilly

COSTA

the food WAREHOUSE Iceland

home bargains

Seqirus
A CSL Company

MAGNA

AstraZeneca

IAC
International Automotive Components

LAND ROVER JAGUAR

GETRAG



A5300 KNOWSLEY EXPRESSWAY TO M62/M57/M6

A561

TO WIDNES, RUNCORN, MERSEY GATEWAY BRIDGE AND M53 >

A561 SPEKE BOULEVARD

< TO NEW MERSEY RETAIL PARK AND LIVERPOOL CITY CENTRE

SPEKE HALL AVENUE

SPEKE 200



Liverpool John
Lennon Airport
2 minutes



Liverpool South
Parkway
5 minutes



M56 J12
M62 J4
M57 J6
15 minutes



Liverpool2
Deepwater port
30 minutes



Manchester
International
Airport
39 minutes

2000

SPEKE
2000

TERMS

Leasehold terms are available on request and deals with fit out packages will be considered.

PLANNING

The site is allocated as a Primary Industrial Area within the emerging Local Plan providing in-principle support for Class B1, B2 and B8 uses.

VIEWING

For more information please contact the agents.



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