



Air 62/80

Speke L24TYL

New Logistics / Warehousing Units
Adjacent to Liverpool John Lennon Airport
62,500 Sq Ft - 80,000 Sq Ft

Construction Underway
Available for occupation from Q1 2023

Air 62

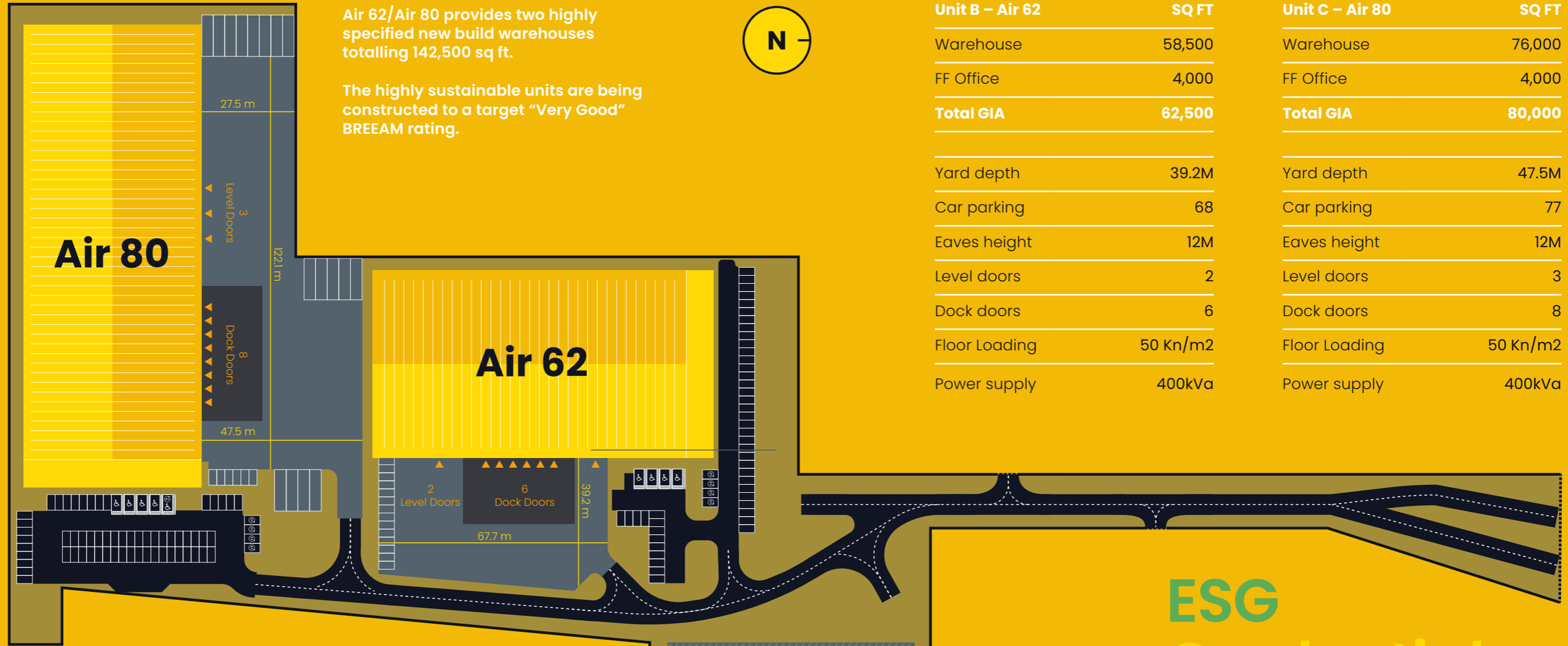
Air 80

B&M Adient Liverpool John Lennon Airport Communisis Liverpool City Centre New Mersey Shopping Park DPD Wolseley **Air** Travelodge Sixt Dobbies Screwfix Premier Inn Eli Lilly



A561

Designed for Logistics from the Ground up



Air 62/Air 80 provides two highly specified new build warehouses totalling 142,500 sq ft.

The highly sustainable units are being constructed to a target "Very Good" BREEAM rating.



Unit B – Air 62	SQ FT
Warehouse	58,500
FF Office	4,000
Total GIA	62,500
Yard depth	39.2M
Car parking	68
Eaves height	12M
Level doors	2
Dock doors	6
Floor Loading	50 Kn/m2
Power supply	400kVa

Unit C – Air 80	SQ FT
Warehouse	76,000
FF Office	4,000
Total GIA	80,000
Yard depth	47.5M
Car parking	77
Eaves height	12M
Level doors	3
Dock doors	8
Floor Loading	50 Kn/m2
Power supply	400kVa

ESG Credentials

- 12m Eaves Height
- 2 - 3 Loading Doors / 6 - 8 Dock Levellers
- 400kVa - Phase Power Supply
- Secure Service Yards
- Mechanically Ventilated Heating And Cooling
- 24-Hour Access
- 27.5m - 47.5m Yard Depths
- 50kn Per Sq M Floor Loading Capacity
- Two-Storey Offices/Amenity Block

- Cycle Shelters
- PIR controlled LED lighting to offices
- Target EPC Rating 'A'
- Target BREEAM 'Very Good'
- Rooftop Solar PV
- EV Charging

Prominently Located Development

Air Logistics sits within immediate proximity of Liverpool John Lennon Airport – one of the UK’s fastest growing Airports handling over 5 million passengers per year with flights to over 70 destinations across UK & Europe.

Speke is an established commercial centre within South Liverpool and considered a major manufacturing and business location within the North West.

It is recognised for attracting high profile automotive and bio-pharma companies including Jaguar Land Rover, Johnson Controls, Sequiris, Glaxo Smith Kline and other notable household names including B&M, DHL to name but a few.

Car	Miles	Mins
M62	6.7	12
Liverpool City Centre	8.6	30
M56	10.8	15
M6	17.3	22
Manchester	33.5	48
A5	45.8	57
Leeds	71.4	1hr 24
Sheffield	72.0	2hr
Birmingham	92.0	1hr 43
M1	93.5	1 hr 47
Hull	127	2hr 21

Air	Miles	Mins
Liverpool	0.5	2
Manchester	29.4	37
Leed Bradford	73.6	1hr 42
East Midlands	96.3	1hr 51

Port	Miles	Mins
Garston Docks	2.8	8
Liverpool RSCT	7.9	30
Liverpool 2	13.2	35
Immingham Docks	140.0	2hr 33

A 5% less gross weekly pay than the national average

A 4.5% Local unemployment rate, higher than the national average

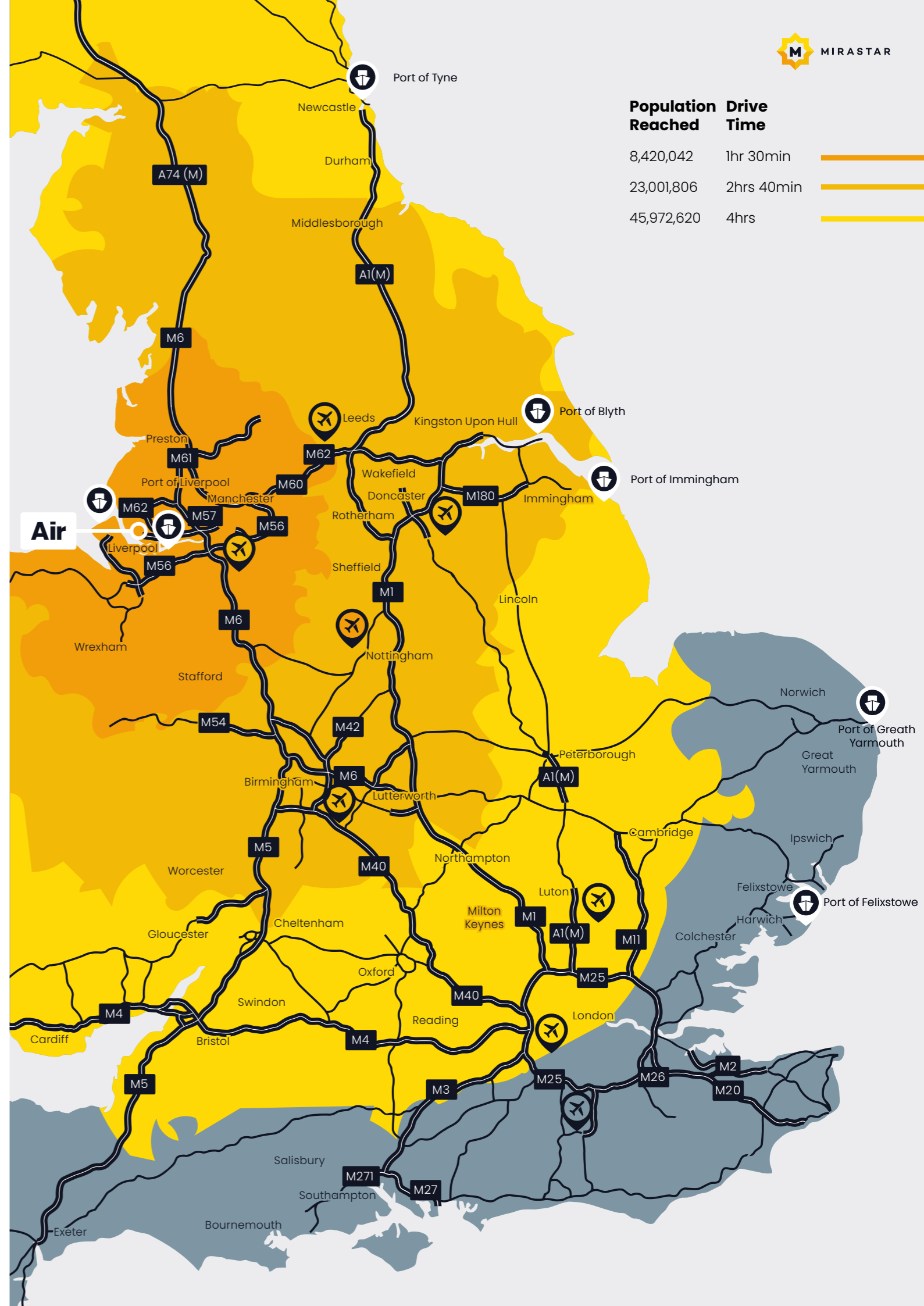
1,564,000 population

979,500 Potential employees within 30 mins

71% of the UK population within 4 hours

185,800+ local people employed in storage, transport and manufacturing

Source: Nomis, Freemaptools



Location & Connections



Speke's principal vehicular route is the A561 Speke Boulevard, providing connections from Liverpool City Centre to the North and the A562 at its Junction with the M57 Knowsley Expressway to the East.

The M57 Knowsley Expressway provides connections between conurbations throughout North and South Liverpool and links with Junction 6 M62 at Tarbock Island within 8 miles.

Access from the Chester and North Wales to the south is via the M53/M56 corridors which are linked via the new Mersey Gateway Bridge within 7 miles.



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