

A new **105,000 sq ft** logistics unit situated
2 miles from Liverpool2 Deep Water Port



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ATLANTIC PARK, LIVERPOOL



ATLANTIC PARK



**ROYAL
LONDON**

Storage - Distribution - Logistics



A new **105,000 sq ft** logistics unit...

- Strategically located site 2 miles from Liverpool2 Deep Water Port
- Total development floor space 100,000 sq ft warehouse - 5,000 sq ft office space
- 12m to haunch
- 10 dock levellers (including 2 double deck)
- 2 level access doors
- 50 KN/m² floor loading
- BREEAM 'Very Good'
- 10% roof lights
- Large power supply available
- 50m service yard
- 100 parking spaces
- Delivered in 40 weeks
- Flexible racking solution



Liverpool's **premier** business park...

Atlantic Park is North Liverpool's most established and premier mixed use business park and home to a number of high profile occupiers.

Atlantic Park

The 52 acre (21 hectare) site is strategically located enabling it to capitalize on its proximity to the Port of Liverpool which is 2 miles from Atlantic Park.

Atlantic Park is a mature development ready site and can offer occupiers bespoke design/build solutions with accelerated construction capabilities due to all site infrastructure already in place.

The Port of Liverpool

The newly completed Liverpool2, Deep Water container terminal can accommodate some of the worlds largest container vessels. It's the UK's most central port - located in the major cargo generating region of Great Britain.

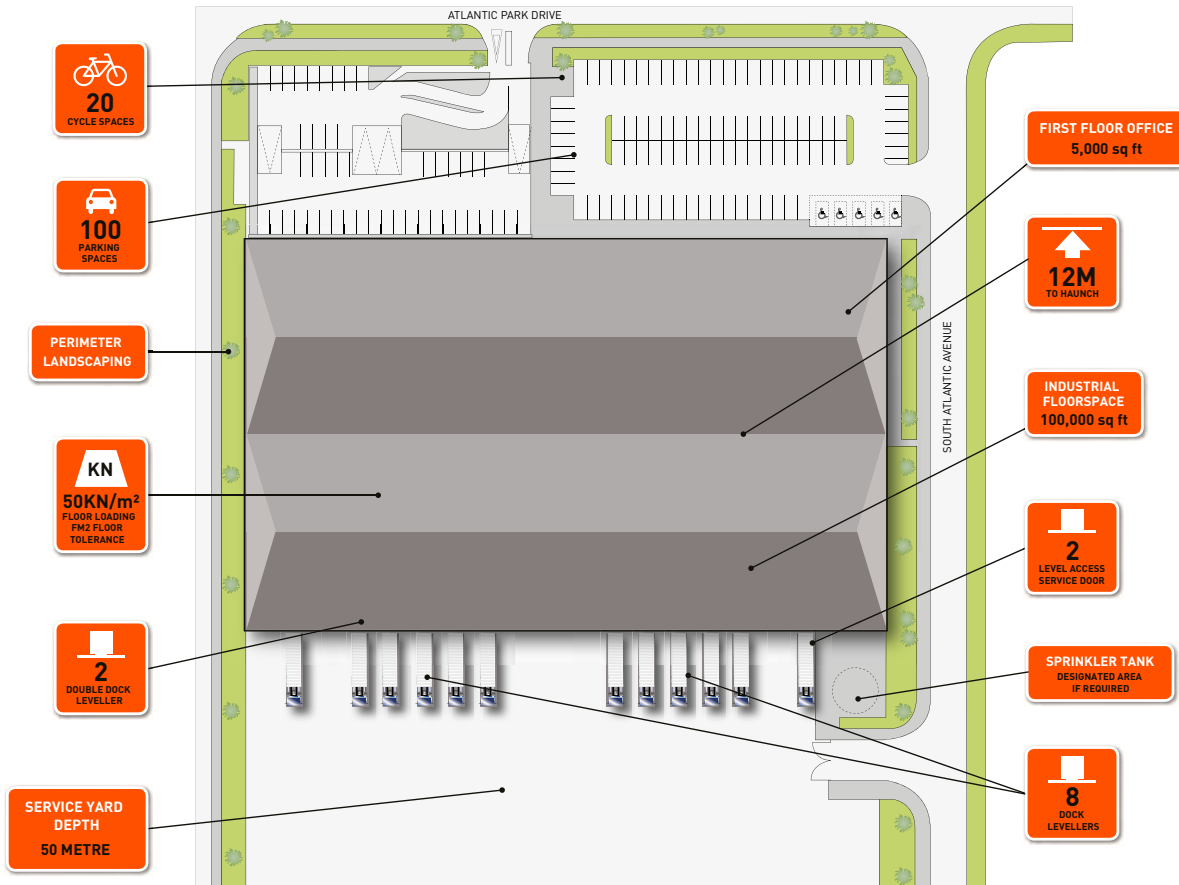
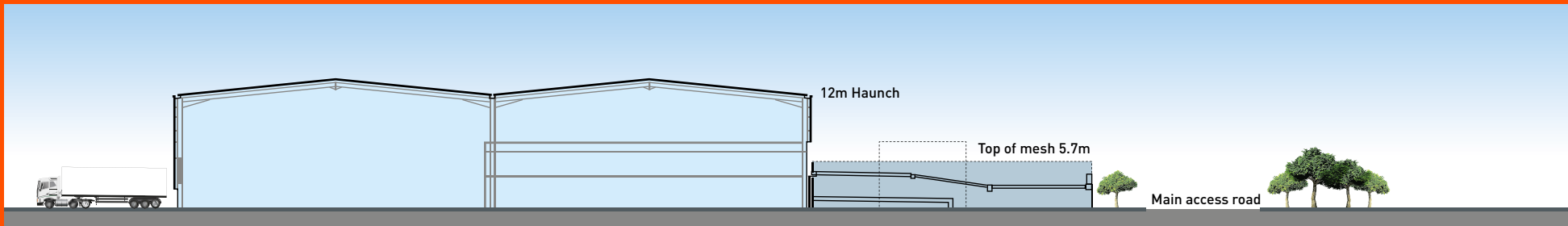
The location is uniquely placed as the central gateway for the UK and Ireland with 35 million consumers within 150 miles of the port

Liverpool is at the centre of an impressive multi-modal network with 10 motorways within 10 miles and 10 rail linked terminals.

The Developer

Royal London Asset Management (RLAM) is one of the UK's leading fund management companies, RLAM is the dedicated fund management arm of Royal London Group, funds under management for the group are over £100 billion these include pension funds, fixed interest, equities, property and cash.





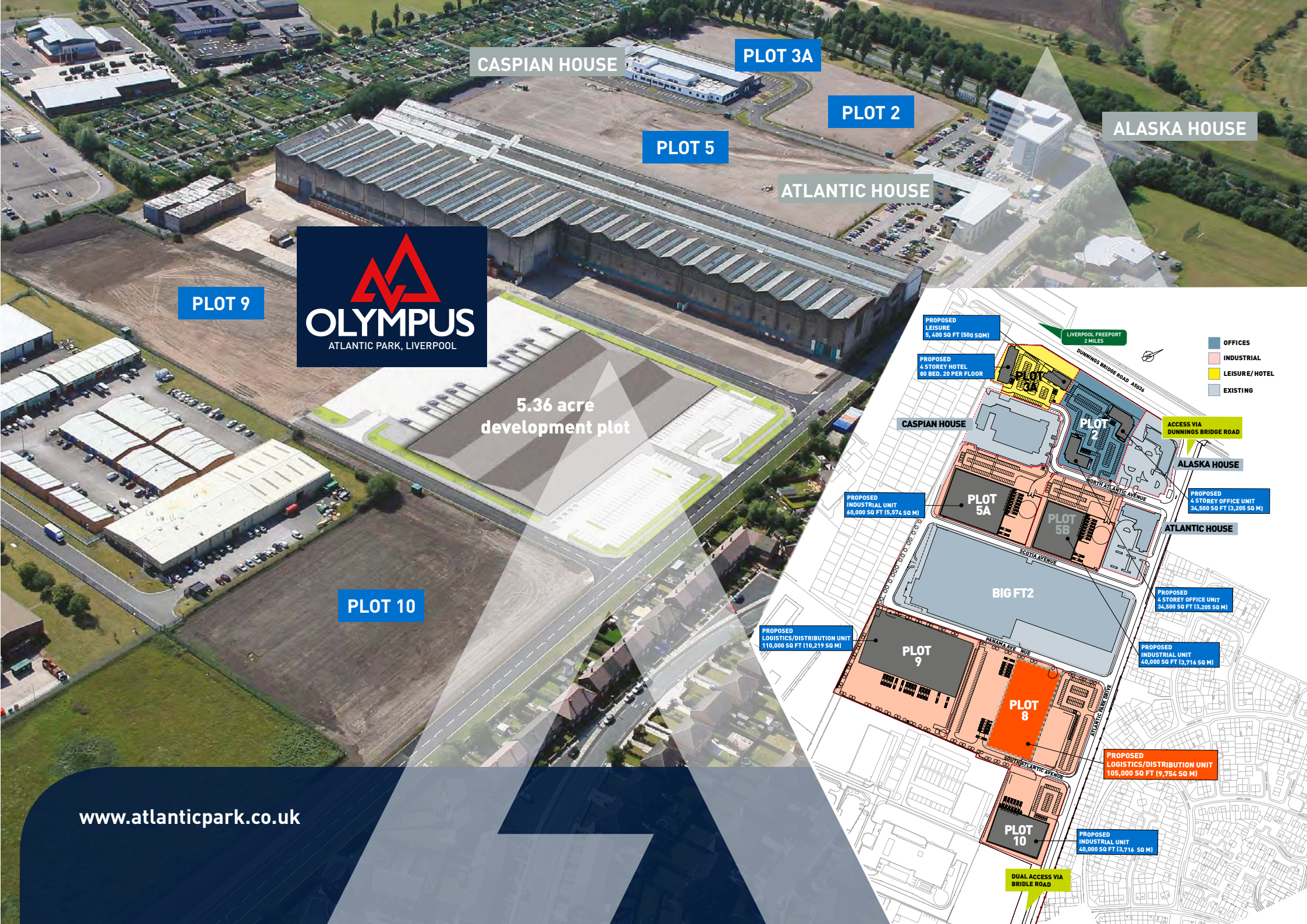
SCHEDULE OF ACCOMMODATION

Warehouse	100,000 sq ft	9,290 sq m
Offices	5,000 sq ft	465 sq m
Total	105,000 sq ft	9,755 sq m

BUILDING HIGHLIGHTS

- 100,000 sq ft floor plate with a further 5,000 sq ft of first floor office space above to tenant's requirements
- 12m to haunch
- 10 Dock Levellers (including 2 double dock levellers)
- 2 Level access service doors
- Designed to achieve BREEAM 'Very Good'
- 10% roof lights
- Floor loading 50kn/m²
- 50m Service Yard Depth with secure perimeter fencing
- Separate service yard and car park access ways
- 100 Car Parking Spaces (including 5 disabled spaces), 4 motorcycle spaces, 20 cycle spaces
- Perimeter landscaping





CASPIAN HOUSE

PLOT 3A

PLOT 2

ALASKA HOUSE

PLOT 5

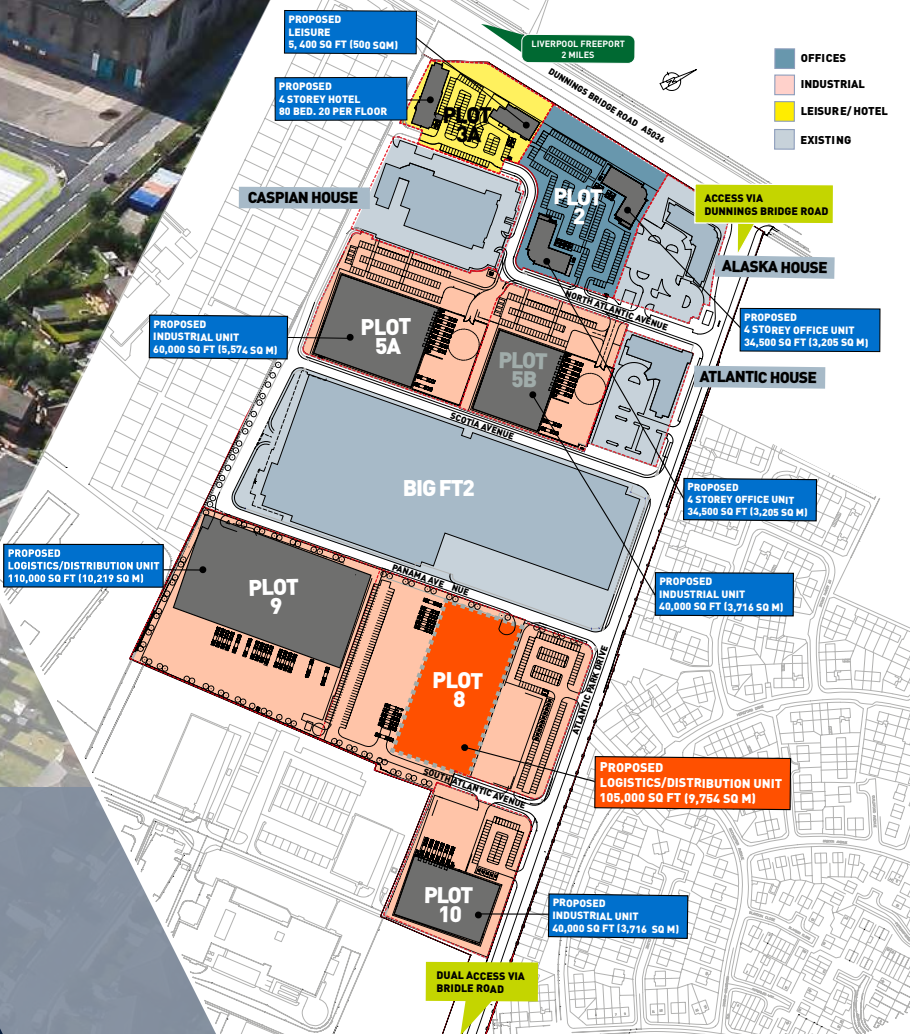
ATLANTIC HOUSE

PLOT 9



5.36 acre development plot

PLOT 10



www.atlanticpark.co.uk

Location and Communications

Located in the borough of Sefton, the successful Atlantic Park presents a unique offer to North Liverpool and is its first major edge of town mixed use development.

Atlantic Park capitalises on its prime location near to the Port of Liverpool. The M57 and M58 motorways provide easy access to the national motorway network.

Excellent public transport connectivity, via rail, with Aintree Merseyrail Station approximately half a mile away and within 10 minutes walk from the site.

Liverpool John Lennon Airport, recently crowned Europe's fastest growing airport, is 20 minutes by car, and Manchester Airport is just 20 minutes further.

Fast direct rail routes to London from Liverpool Lime Street, linked with the close proximity of the regional motorway network, makes Atlantic Park one of the best located sites in the North West.



Travel Distances - Miles

Port of Liverpool	2
Liverpool City Centre	5
Switch Island	1
Warrington	20
Liverpool John Lennon Airport	20
Manchester Airport	40



Further Information



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A development by



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