




Phoenix  **BUSINESS
PARK**

GOODLASS ROAD › SPEKE › LIVERPOOL L24 9HL



LIVERPOOL CITY CENTRE

 SOUTH PARKWAY TRAIN STATION

NEW MERSEY SHOPPING CENTRE

INTERLINK

BRAND CHOICE

DPD

BLAGDEN SPECIALTY CHEMICALS LTD

SPEKE BUSINESS PARK

THE RAYWARE GROUP

BUSINESS FIRST LIVERPOOL BUSINESS CENTRE

MATALAN

LEWIS'S HOME RETAIL

DW SPORTS FITNESS

ASDA

HUNTS CROSS RETAIL PARK

B&M



LOOKERS VAUXHALL

KFC

ARMADILLO SELF STORAGE



**STRATEGICALLY SITUATED,
PHOENIX PARK HAS EXCELLENT
ROAD COMMUNICATIONS**





SAT NAV L24 9HL



DRIVE TIMES

Liverpool John Lennon Airport	1.4 miles	5 mins
Liverpool South Parkway	2 miles	7 mins
M62 jct 4	5 miles	16 mins
M62 jct 6	6.3 miles	14 mins
Liverpool City Centre	8 miles	27 mins
Manchester Airport	30 miles	38 mins
Manchester	32 miles	56 mins

LOCATION

Phoenix Park is strategically situated on Goodlass Road off Speke Hall Road in Speke, South Liverpool. The property has excellent road communications, with the A561 dual carriageway providing the main arterial route into South Liverpool with access to junction 6 of the M62 (via the A562 and A5300). The property is serviced well by public transport with a number of bus routes close by providing access to the city centre as well as surrounding residential areas. Liverpool South Parkway station is approximately 1 mile from the property.

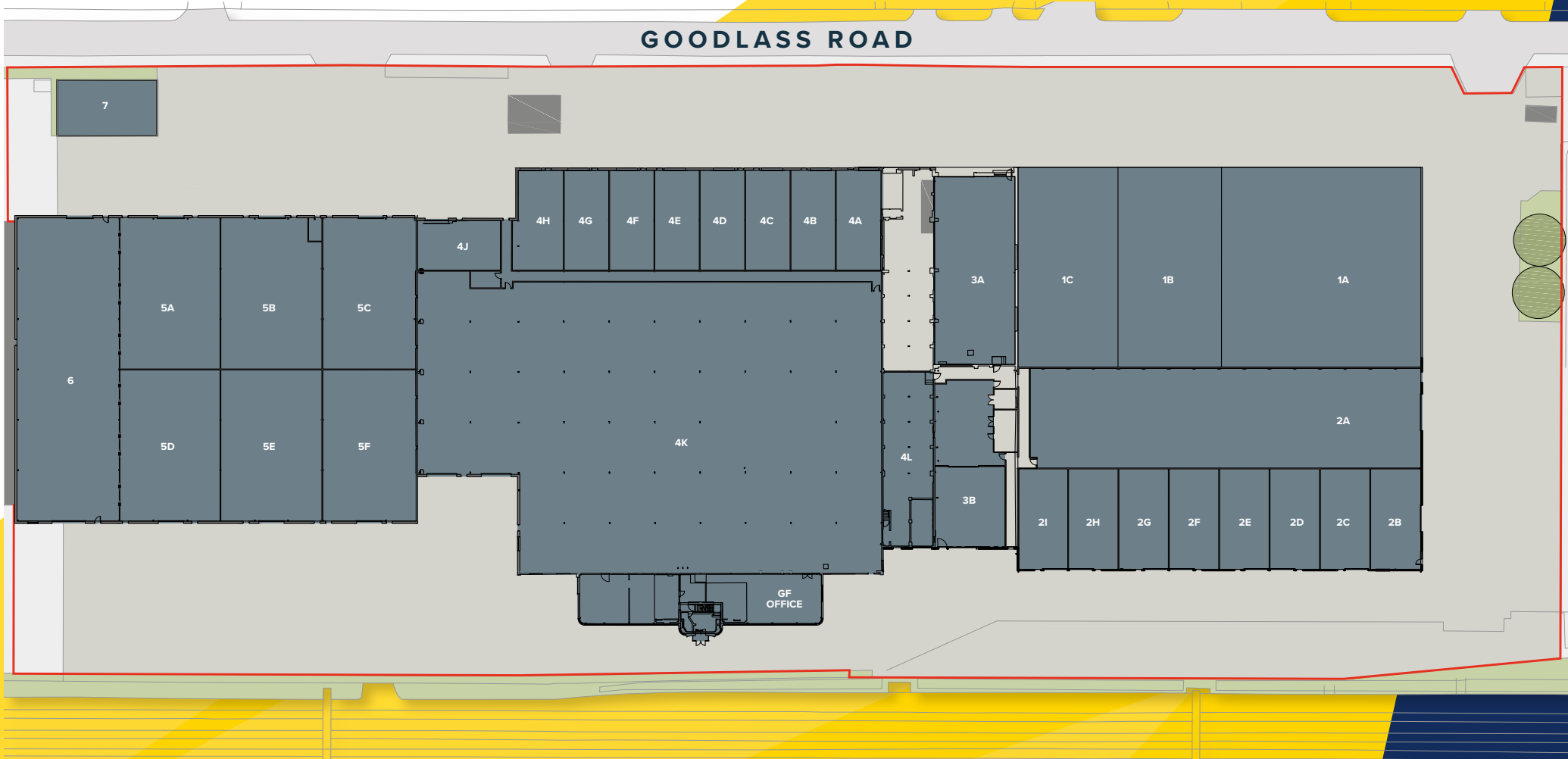


LOCAL OCCUPIERS

- | | |
|-----------------------------------|-------------------------------------|
| 1. Prinovis Uk | 18. Novartis |
| 2. B&M Retail | 19. IAC |
| 3. David Lloyd | 20. Dacoma |
| 4. New Mersey Retail Park | 21. Sequaris |
| 5. Shop Direct | 22. SOCA |
| 6. Crowne Plaza | 23. Yanco |
| 7. Yodel | 24. NHS Blood & Transplant |
| 8. DHL | 25. Interlink |
| 9. Ford | 26. Brand Choice |
| 10. Communisis | 27. Blagden Specialty Chemicals Ltd |
| 11. Johnson Controls | 28. The Rayware Group |
| 12. GEFCO | 29. Matalan |
| 13. Dobbies Garden Centre | 30. Lewis's Home Retail |
| 14. Liverpool John Lennon Airport | 31. Kays Medical |
| 15. Astrazeneca | 32. Home Bargains |
| 16. DHL | 33. Screwfix |
| 17. Jaguar Land Rover Halewood | 34. Starbucks |
| | 35. South Parkway Station |



SITE PLAN



UNIT	SQ FT
FF Offices	3,000
GF Offices	3,000
Unit 1A	9,957
Unit 1B	4,939
Unit 1C	4,802
Unit 2A	9,800
Unit 2B	1,200
Unit 2C	1,200
Unit 2D	1,200
Unit 2E	1,200
Unit 2F	2,400
Unit 2G	1,200
Unit 2H	1,200
Unit 2I	1,200
Unit 3A	4,500
Unit 3B	2,200
Unit 4A	1,050
Unit 4B	1,050
Unit 4C	1,050
Unit 4D	1,050
Unit 4E	1,050
Unit 4F	1,050
Unit 4G	1,050
Unit 4H	1,150
Unit 4I	950
Unit 4K	30,500
Unit 4L	1,800
Unit 5A	3,500
Unit 5B	3,650
Unit 5C	3,390
Unit 5D	3,500
Unit 5E	3,700
Unit 5F	3,390
Unit 6	7,554
Unit 7	1,613



SPEKE HALL AVENUE

UNIT 1

UNITS 2A to 2J

3A

3B

OFFICES

UNIT 4K

UNITS 4 - A TO J

5C

5F

5B

5E

5A

5D

UNIT 6

EXIT

UNIT 7

DRONE SHOT

UNIT SPECIFICATION



NEWLY PAINTED FLOOR



TRANSLUCENT ROOF LIGHTS
(10%)



REFURBISHED PROFILE SHEET CLADDING



5.2M EAVES HEIGHT
(9.17M TO APEX)



NEW ELECTRONICALLY OPERATED LOADING DOORS



NEW LED LIGHTING



NEW WCS



3 PHASE ELECTRICITY



**INDUSTRIAL /
TRADE COUNTER
UNITS**



**REFURBISHED
GROUND
FLOOR
OFFICES**

FURTHER INFORMATION

EPC

EPC Certificates available on request.

TERMS

All units are available to let by way of a full repairing and insuring lease for a term of years to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SERVICE CHARGE

The units will be subject to a service charge which will be charged to cover the landscaping and general maintenance of the estate.

VAT

All costs quoted will be subject to VAT at the prevailing rate.

USE

B1(c) Light Industrial, B2 General Industrial and B8 Storage and Distribution.



FURTHER INFORMATION/VIEWINGS

JULIE ANN FORBES
or ANDREW CHAYTOW

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OWNED AND MANAGED BY

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