

**Mileway**

# Venture Point West Speke

Available to Let  
Warehouse  
3,318 - 11,934 sq ft ( 308 - 1,108 sq m )

Modern highly specified

Liverpool (10 miles)

Electric roller shutter

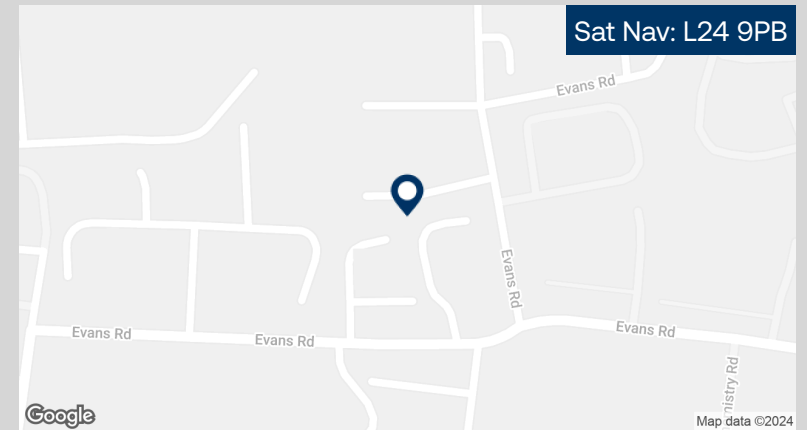
5.1m eaves height

LED lighting

100amp (Three Phase)

# Venture Point West

## Venture Point West Speke L24 9PB



### Description

Venture Point West is well located in the heart of Speke, 0.25 miles off Speke Boulevard (A561), within 1 mile of Liverpool John Lennon Airport and 10 miles to the south of Liverpool City Centre. This is a high quality development which provides a total of 62,146 sq ft of industrial space with units ranging from 3,147 to 14,206 sq ft. Each of the 12 self-contained units has been built to the highest specification with a BREEAM 'Excellent' environmental rating.

### Location

Venture Point West is well located in the heart of Speke, 0.25 miles off Speke Boulevard (A561), ideally located for immediate access to the M62, M57 and M6 which in turn links to the wider national motorway network. Liverpool South Parkway, 1 mile to the North, is a key transport interchange with links to Birmingham and London Euston and benefits from a park and ride facility in addition to integrated transport links to the wider Merseyside area. Liverpool John Lennon Airport sits within 1 mile and provides links to Europe and North America to both passenger and freight operators. There are various thriving retail communities in the area including Mersey Retail Park with major high street names such as M&S Simply Food, B&Q and Next, amongst others.

### EPC

EPC is available upon request.

### VAT

VAT will be payable where applicable.

### Terms

Available on new full repairing and insuring leases.

### Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

### Viewing / Further Information

Please contact:

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### Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 80	Warehouse	8,616	800	Under offer
Unit 74	Warehouse	3,318	308	Immediately
<b>Total</b>		<b>11,934</b>	<b>1,108</b>	

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