

Under Refurbishment
Available Q1 25

To Let
176,084 Sq Ft



L175

Liverpool, Speke, L24 8AA

Strategic location within the Liverpool City Region Freeport

Mersey Gateway Bridge
>7 miles, connecting to
Cheshire & The North

**West Coast Mainline
Station** – 8 mins

**Liverpool John
Lennon Airport**

A561

Jaguar Land Rover

IAC

AstraZeneca

Seqirus

DHL

ADM

Communis

Adient

GEFCO

New Mersey Shopping Park
Gym, Supermarket, Chemist

David Lloyd

**Sainsbury's
Argos**

Liverpool
7.2 miles / 14 mins

Bidfood

Liverpool 2 Port
14 miles / 25 mins

B&M

B&M

L175

Uniserve

Scan to learn more



Liverpool, Speke, L24 8AA

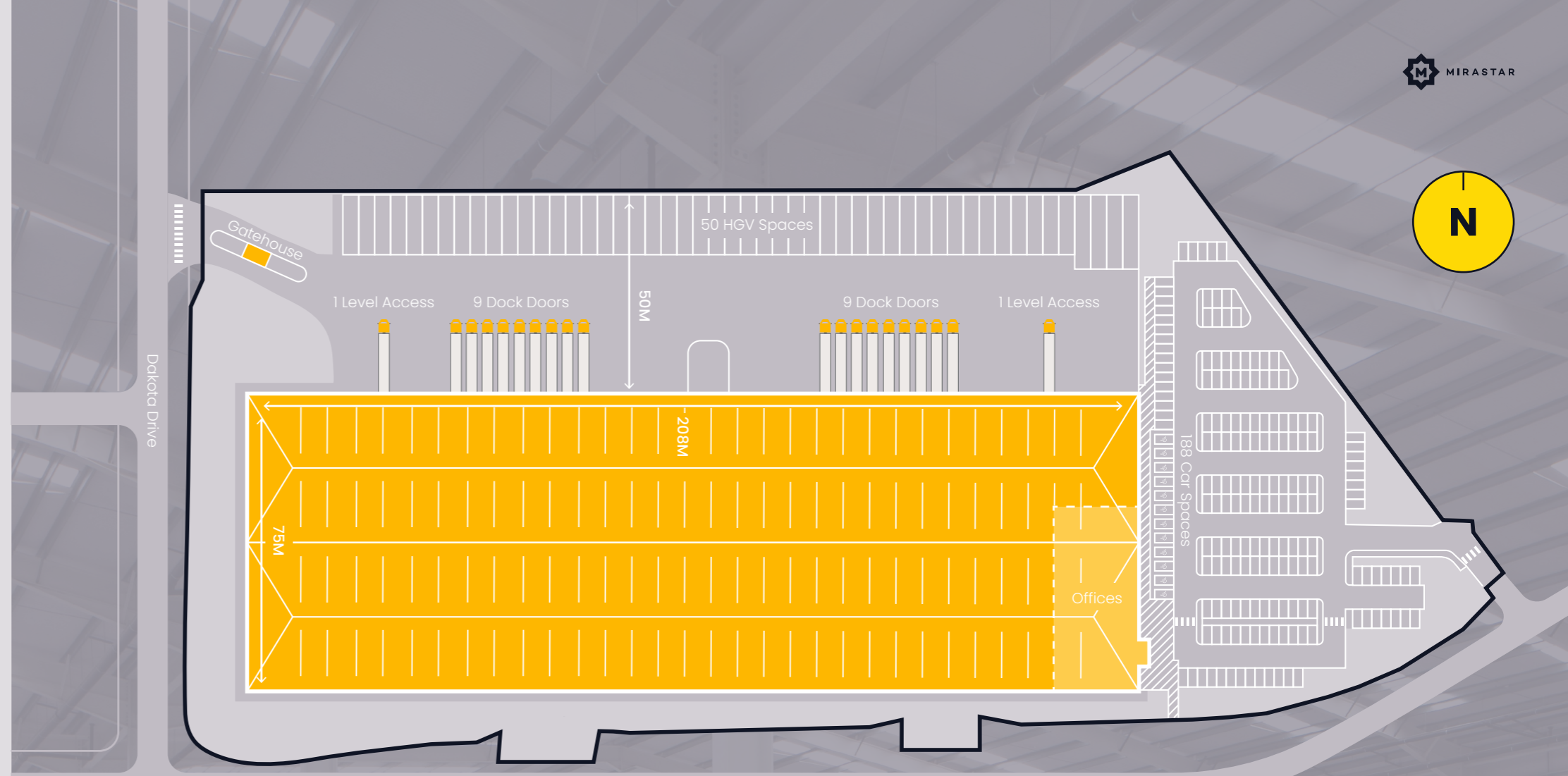
/// UNIT.ELITE.RAPID

**Liverpool
City Region
Freeport**

L175



Top-Tier Specifications in Liverpool's Prime Logistics Hub



L175	SQM	SQ FT
Warehouse	15,481.17	166,638
Ground Floor Reception	110.36	1,188
First Floor Offices	767.20	8,258
Total	16,358.73	176,084
	VNA	WA
Indicative Racking Options	25,270	18,620
Racking Width	900	900
Spaces Between Racks	200	200
Minimum Aisle Width	2,000m	2,000m
Tunnel Through All Aisles	2 Spaces High	2 Spaces High
Number of Rows	94	70
Number of Pallets High	6	6
Number of Pallets Per Row	266	266
Approx Total Pallet Spaces	25,270	18,620

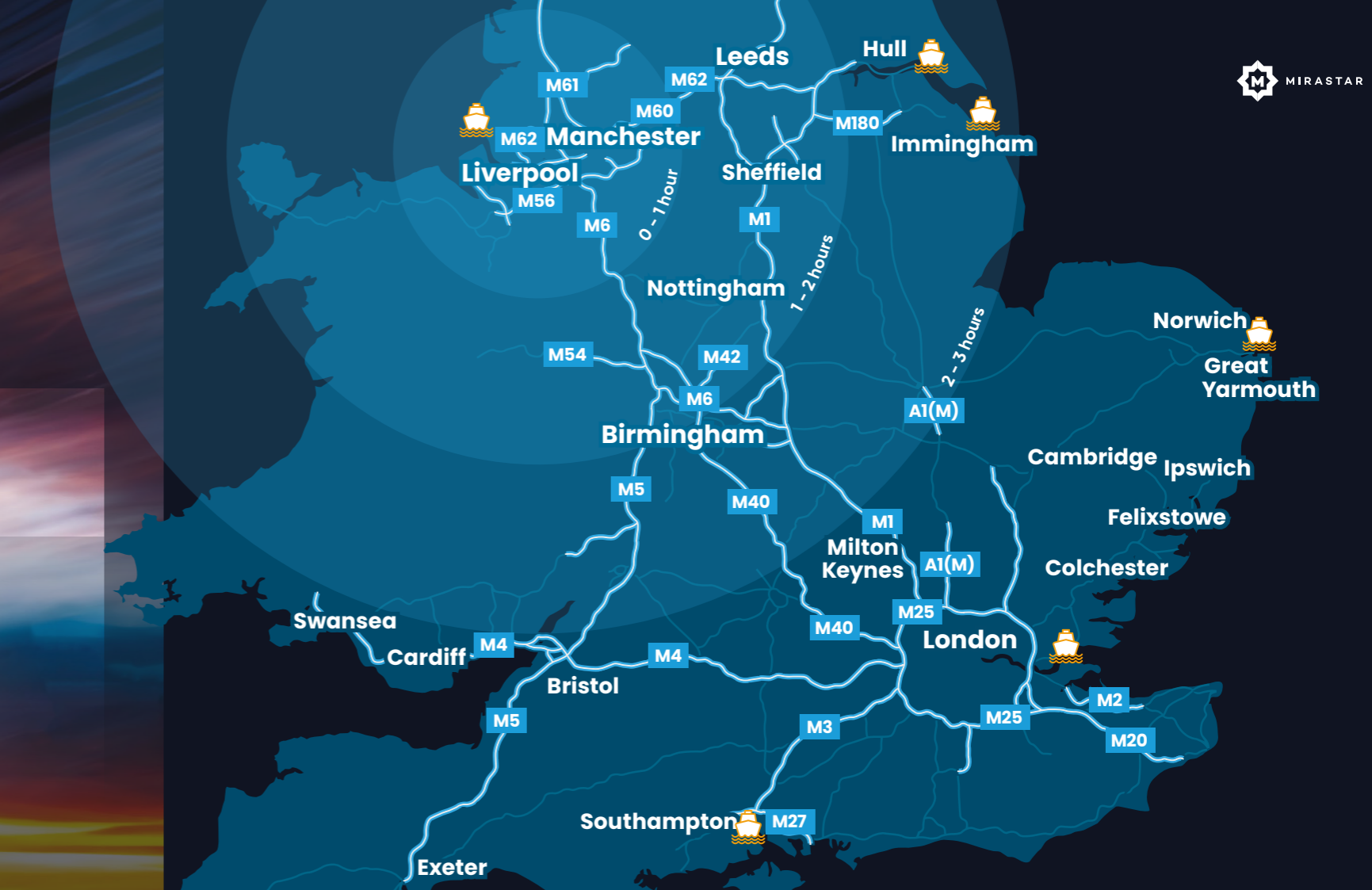
- 18 Dock Level Doors
- 2 Level Access Doors
- Constructed in 2016
- LED Lighting
- 12.5m Eaves Height
- Up to 25,270 Pallet Spaces
- 50 HGV Parking Spaces
- 188 Car Parking Spaces
- 50KN/m2 Warehouse Loading
- 500kVA Power Supply Capable Of Upgrade
- Refurbished Office Space
- BREEAM Very Good
- EPC 'A' Rating
- 12% Roof Lights
- Secure Cycle Parking
- Roof Capable of Solar Panels

High Quality Build with Sustainable Features



Established Manufacturing & Distribution Location

Liverpool International Business Park is recognised for attracting pharma, automotive and retail distribution companies, with leading occupiers such as Jaguar Land Rover, Adient, Bidfood, CSL Seqirus, B&M, DHL and IAC Group.



Labour Pool

Highly skilled, readily available workforce of more than 666,000 people within a 30 min drive time.

Fast Delivery

Just 5 mins drive from Jaguar Land Rover's Halewood plant.

Liverpool 2 Port

Only 12 miles away, the terminal at the Port of Liverpool enables the largest vessels to call directly in the heart of the UK.

Travel

By Road

- Liverpool A561**
0.8 miles | 2 mins
- Warrington M62 J10 / M6 J21a**
18 miles | 36 mins
- Manchester M62 J12**
27 miles | 53 mins
- Leeds M62 J27**
65 miles | 1 hrs 30 mins
- Birmingham M6 J6**
91 miles | 2 hrs 30 mins
- London M1 J1**
194 miles | 4 hrs 30 mins

By Rail

- Liverpool Lime Street**
7.2 miles | 24 mins

By Air

- Liverpool Airport**
2 miles | 5 mins

By Sea

- Liverpool 2**
12 miles | 40 mins
- Immingham**
140 miles | 2 hrs 20 mins





L175 sits within the **Liverpool City Region Freeport**

Home to the UK's biggest western facing port, handling 45% of the UK's trade from the United States, Liverpool is a natural freeport location and hub for global commerce. The Freeport area takes in a 45km diameter from the western point of Wirral Waters to the eastern point of Port Salford and includes all six of the city region's local authorities.

The LCR Freeport is a multi-gateway, multi-modal zone covering 300 hectares of land and the freeport sites, which include several existing rail terminals and water-accessible locations, are located within areas of logistics and manufacturing capability.

Freeports are special designated areas within the UK's borders where different economic regulations apply. Eligible Businesses are able to apply for Custom Site Operators (CSO) status, which would allow them to take advantage of duty suspension, duty exemption on re-exports and flexibility on how duty is calculated, as well as simplified customs procedures to import, export, store or process goods and streamlined processes for bringing goods into and moving goods between customs sites.

- Ability to add value before goods are exported again
- Enables storage & manufacture of imported goods
- Reduced import tariffs
- Some normal tax & customs rules don't apply
- Free Zone (a secure & enclosed customs zone)

[Learn More](#)





L175

EPC

Available upon request.

VAT

All figures quoted are exclusive of VAT.

Terms

Available on a new FRI lease with terms available on application.

Legal Terms

Each party are to bear their own legal costs in respect of any transaction.

Further Information

For further information contact the joint letting agents.

DTRE

Andrew Lynn
andrew.lynn@dtre.com
07795 107469

Rob Kos
rob.kos@dtre.com
07709 846930

B8

Jon Thorne
jon@b8re.com
07738 735632

Alex Perratt
alex@b8re.com
07951 277612