



TRIUMPH
BUSINESS PARK

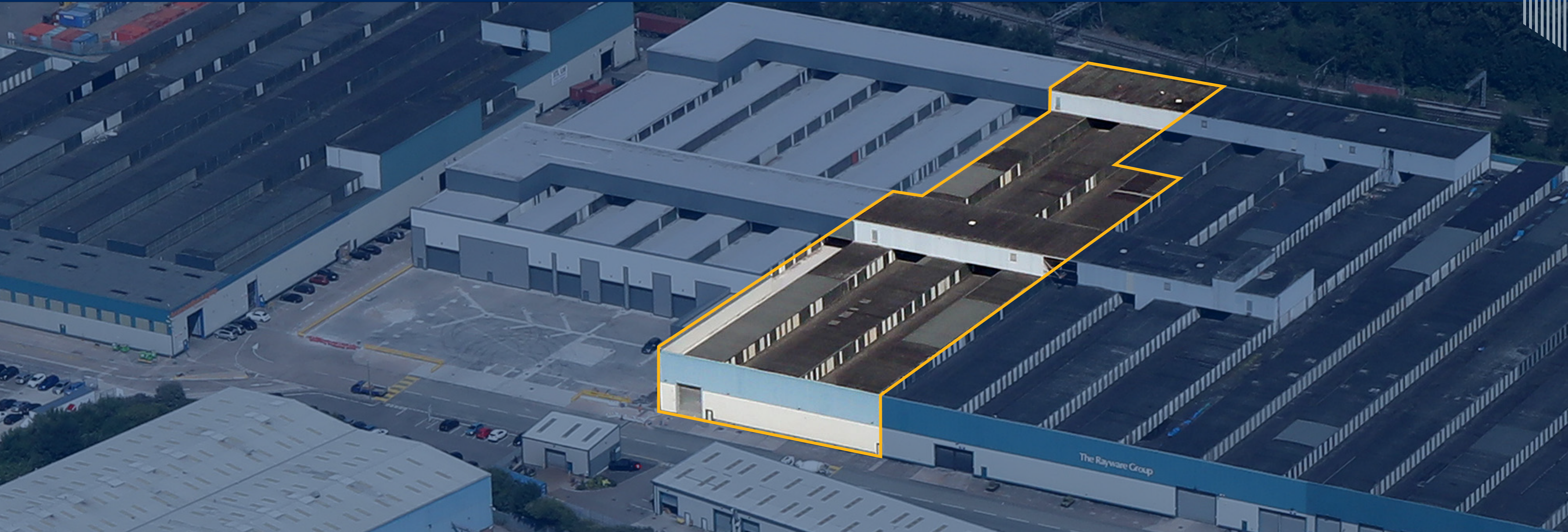
SPEKE, LIVERPOOL L24 9GQ

TO LET

Unit 170 53,738 sq ft (4,992 sq m)

Unit 33 11,915 sq ft (1,107 sq m)

Industrial/Warehouse Unit



- > 6.8 metre minimum eaves height
- > 3 phase power supply

- > 2 level access loading doors
- > Secure compound

- > Refurbished offices
- > C.30 parking spaces



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UNITS 170/33

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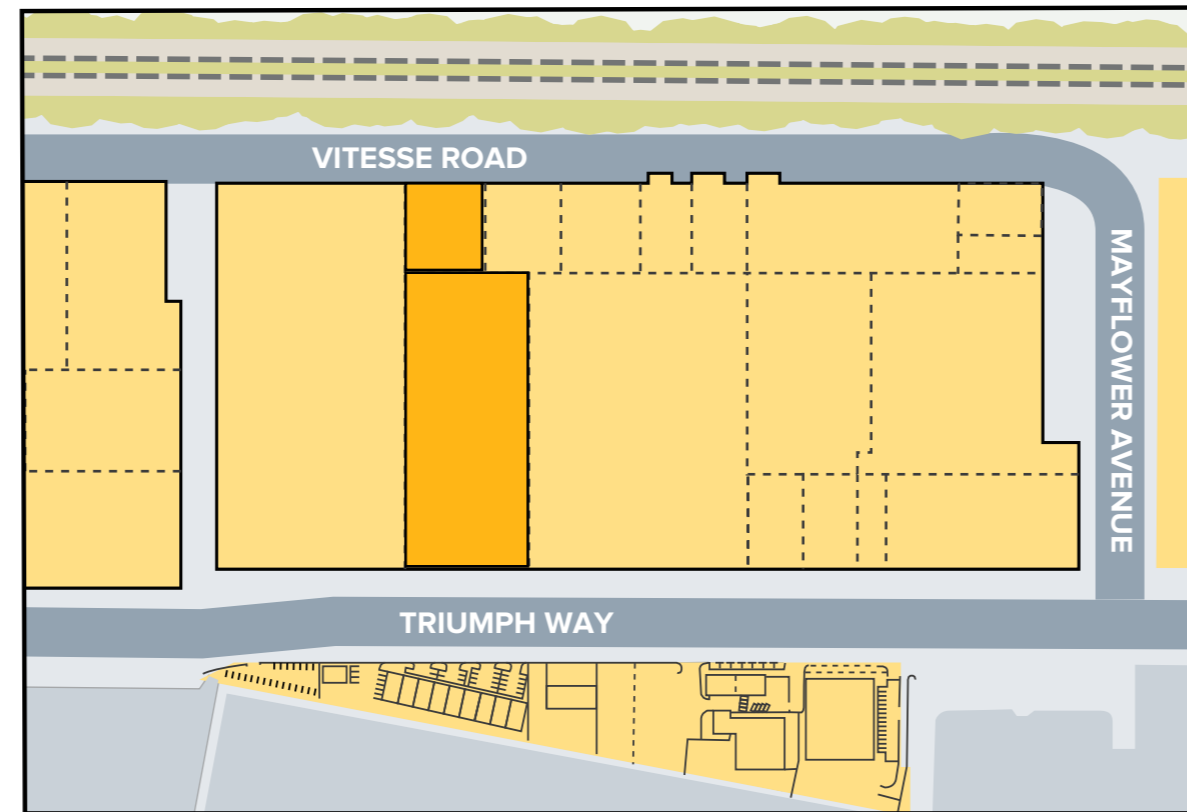
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- 2 level access loading doors
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EPC

An EPC is being prepared and a copy will be available on request

RATES

Prospective tenants should make their own inquiries regarding rates payable of the relevant local authority



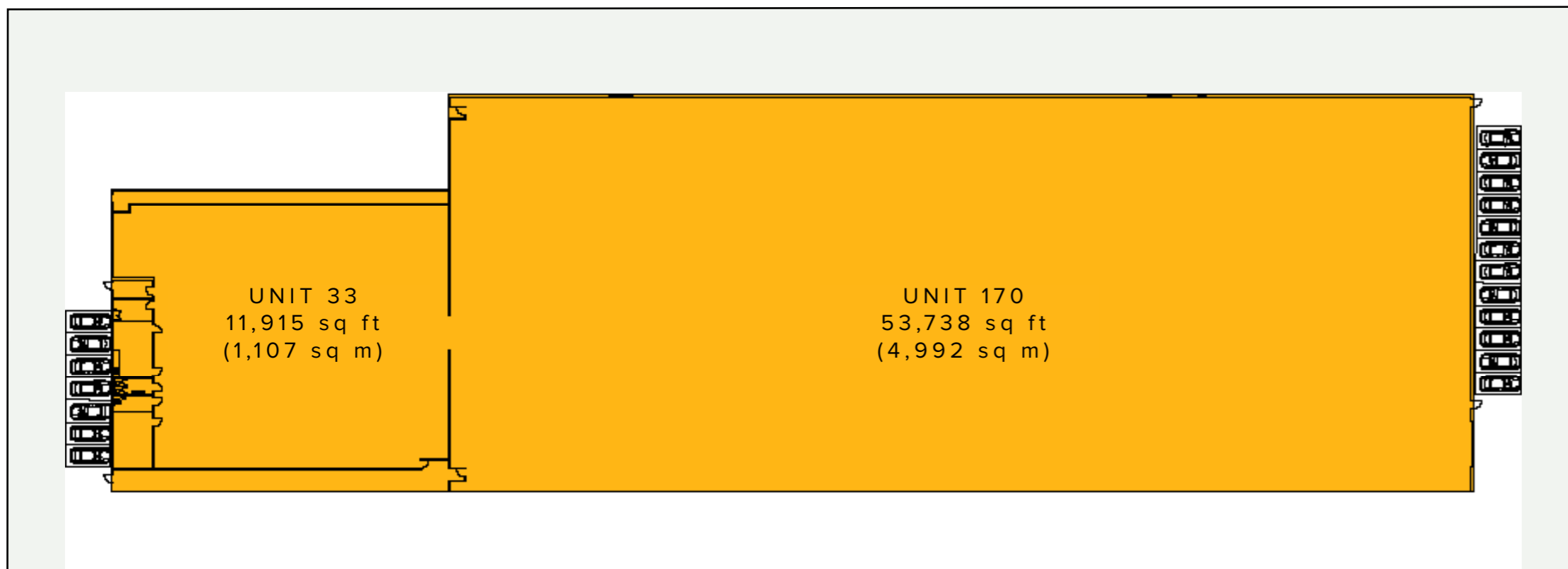
LOCATION

Triumph Business Park is a 60 acres (24.281 hectares) major storage / distribution / commercial environment strategically located close to Liverpool John Lennon Airport and comprises approximately 800,000 sq ft (74,322 sq m) of business space in a secure environment. The Park has 24-hour access with a security lodge and barrier at the entrance.

Triumph Business Park is located close to both the M62 & M56 motorways and less than 1 mile from Liverpool John Lennon Airport.

TERMS

The unit is available on new flexible leases upon terms to be agreed



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