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# To Let New Business Units From 144 sq m (1550 sq ft)

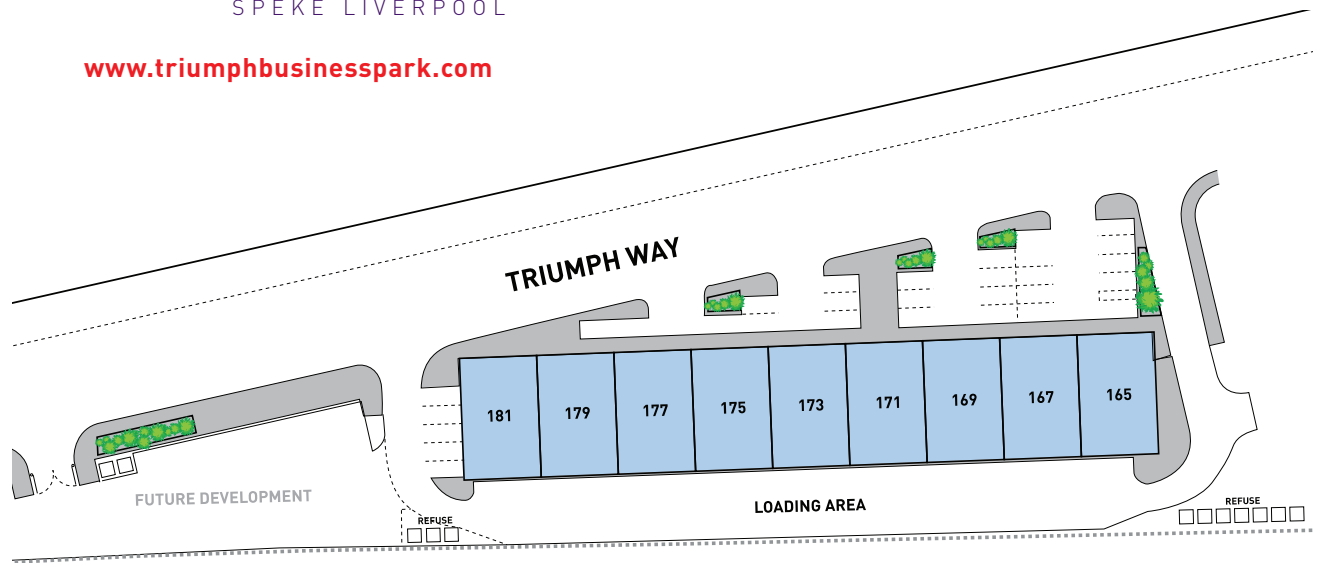
Triumph Way, Triumph Business Park Liverpool L24 9GQ



New contemporary business units available individually or combined from 144 sq m (1550 sq ft):

### Specification

- 24 hour estate security with gatehouse and overall estate CCTV
- GIA 144m<sup>2</sup>
- Glazed entrance screen
- Electrical supply (Single Phase)
- Flexible internal space Office/Workshop/Warehouse
- Rear roller shutter door 4.5m (w) x 5.0m (h)
- Maximum internal headroom 6.2m
- Mezzanine option to all units for additional 46.8m<sup>2</sup>
- Dedicated on site car parking



## Location

The accommodation is situated on Triumph Business Park, off Speke Hall Road, Liverpool. Speke Hall Road is found just off Speke Boulevard – the main southern gateway to Liverpool City Centre and the motorway network leading to M56/M57 and M62 motorways.

## Description

The development comprises a terrace of 9.144m<sup>2</sup> (1550 sq ft) units; clad with a composite Kingspan product. The second phase of construction will include a detached unit at the western end.

The units occupy a prominent position within the Business Park and benefit from dedicated car parking, landscaping and feature glazed entrance screens.

Each property incorporates a rear electric roller shutter door with front and rear pedestrian entrances.

The warehouses are rectangular in shape and benefit from a good maximum working height of circa 6.2m. The concrete floors are rated to 30kN. All main services are connected with the exception of gas, the electricity supply being single phase.

## Fit Out

Bespoke fit out is available to suit individual tenant requirements. Further information upon enquiry.

## Assessments

Rates Payable information is available from Liverpool City Council on 0151 225 3409.

## Terms

The units area available on competitive terms to be agreed

## Legal Costs

The ingoing tenant is to be responsible for the Landlord's legal costs in connection with the preparation of the lease and its counterpart, together with the stamp duties.

## Viewing

By prior appointment through the agents, CBRE.

Please note all measurements are approximate and should only be used as a guide.

A Development by



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