

**22 SPITFIRE ROAD
TRIUMPH TRADING ESTATE
SPEKE, LIVERPOOL L24 9BF**

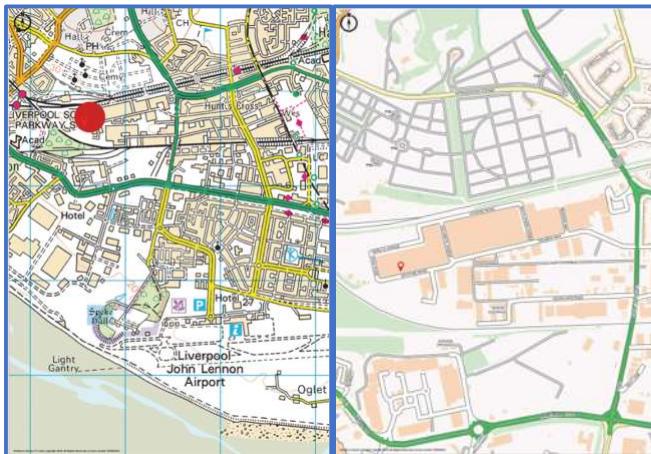


TO LET

Warehouse and Offices

Popular Secure Environment

19,638 square feet (1,824 square metres)



LOCATION

Triumph Business Park is a major storage, distribution and trade park, strategically located close to Liverpool John Lennon Airport. Triumph Business Park is located on Speke Hall Avenue, just off the A561 (Speke Boulevard), and is ideally located for immediate access to the M62, M57 and M6. Regular bus services are available along Speke Hall Avenue and Liverpool South Parkway transport interchange is 1 mile to the north and provides a choice of destinations all over Merseyside, with links to Birmingham and London Euston. Nearby local amenities include Liverpool John Lennon Airport and New Mersey Retail Park, accommodating major high street names such as M&S Simply Food, B&Q, Next, Boots, WHSmith and Currys amongst others, and a cinema and a number of restaurants.

DESCRIPTION

The subject property comprises a warehouse/industrial unit of steel portal frame construction with block walls and profile metal cladding to the front. The property has a full height roller-shutter loading door, three-phase power, CCTV, a minimum eaves height of approximately 23 feet (7m), good quality office accommodation and ancillary facilities, mezzanine storage and a mess room. There are approximately 10 parking spaces to the front of the property. The park has 24-hour access with a security lodge and barrier at the entrance.

ACCOMMODATION

Measured on a gross internal area basis, the property extends to approximately:

Warehouse	16,723.3 square feet	(1,553.6 square metres)
Offices	1,167.9 square feet	(108.5 square metres)
Mess Room	235.1 square feet	(21.8 square metres)
Mezzanine Storage	1,511.8 square feet	(140.4 square metres)
TOTAL	19,638.1 square feet	(1,824.3 square metres)

EPC

Available upon request.

VAT

All figures are quoted exclusive of, but may be subject to, VAT.

TERMS

Available upon request.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the tenant before issuing documents. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING AND FURTHER INFORMATION

Please contact Nick Harrop 07887951043 nickharrop@hwandp.co.uk