



AVAILABLE TO LET

# L175, Speke

6 Garston Shore Road, Liverpool International Business Park, Liverpool, UK L24 8RL



**BNP PARIBAS  
REAL ESTATE**

Industrial for rent, 176,084 sq ft, p.o.a

To request a viewing call us on 0207 338 4000

For more information visit <https://www.realla.co.uk/m/47945-l175-speke-6-garston-shore-road>

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## TO LET - 176,000 SQ FT MODERN FITTED INDUSTRIAL/LOGISTICS UNIT AVAILABLE ON FLEXIBLE TERMS

Liverpool International Business Park is already home to B&M Retail, Prinovis, DHL and Johnson Controls. The Park is immediately adjacent to Liverpool John Lennon Airport and only 12 miles from Liverpool2.

The building benefits from existing fit-out to include wide aisle racking, warehouse lighting, staff canteen and locker room areas, and additional warehouse toilets.

### Highlights

- 12.5m clear internal height
- 18 dock level loading doors
- 2 level access doors
- 50 trailer spaces
- 188 car parking spaces
- Floor loading 50KN/m2
- 50m service yard
- Fully racked - wide aisle format
- Warehouse lighting
- Staff canteen area, locker rooms and additional warehouse toilets

### Property details

Rent	P.O.A
Lease details	The unit is available by way of an assignment or sub lease, alternatively a new lease may be available from the Landlord.
EPC category	A
EPC certificate	Available on request

Unit	Size sq ft	Status
Warehouse	166,638 GIA	Available
Ground floor reception	1,188 GIA	Available
First floor offices	8,258 GIA	Available
<b>Total</b>	<b>176,084</b>	

\* All sizes GIA

### More information

Visit microsite

<https://www.realla.co.uk/m/47945-175-speke-6-garston-shore-road>

### Contact us

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