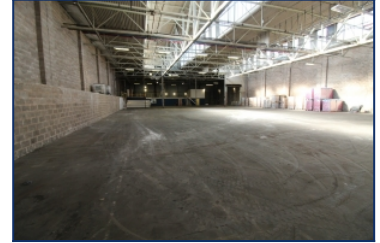


# Spitfire Road, Triumph Trading Estate, Speke, L24



**To Let - £73,500 per annum**

## Key Features

- Warehouse
- EPC Rating: D96
- Industrial Unit / Warehouse With Modern Office Accommodation
- Steel Frame
- Minimum Clearance Height Of 7.5m
- Level Access Electrically Operated Loading Doors
- Partial LED & Sodium Lighting
- Estate CCTV & Manned 24 Hour Security With Access Control
- 3 Phase Electricity
- Equipped With Alarm & CCTV
- £3.75 Per Square Foot
- Available From December 2021

## Further Details

- Furnishing: Unfurnished
- No. of Floors: 1
- Floor Space: 19,638 square feet / 1,824 square metres
- Rent per Unit Area: £3.74 per sq ft / £40.29 per sq m
- Rateable Value: £0 (relief may apply to rates payable, please check directly with the local authority)
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, CCTV
- Parking: Off Street, Allocated
- No. of Parking Spaces: 10
- Heating/Energy: Electric Heating
- Bills Included: None
- Use Class(es): B8 - Storage and Distribution

## Move-in Costs

- Rent: £73,500 (no VAT) per annum
- Service Charge: £2,000 (no VAT) per annum
- Insurance: £1,000 (no VAT) per calendar month
- Security Deposit: Negotiable
- Agency Fees: There are no agency fees payable.  
The rent, service charge (if applicable) and insurance (if applicable) are usually payable monthly or quarterly subject to negotiation/contract.

## Letting Information

- Date Available From: Now

## Description

\*\*\* AVAILABLE FROM DECEMBER 2021 \*\*\*

Location

Triumph Business Park is a major storage, distribution and trade park, strategically located close to Liverpool John Lennon Airport. 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 24.5 feet (7.5m), good quality office accommodation with electric storage heaters 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. We are advised there is no gas supply to the building and a high cube shipping container can be loaded from inside the unit.

Service Charge & Building Insurance

We are advised the service charge is approximately £2,000 per annum and the buildings insurance is approximately £1,000 per annum.

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)

VAT

The property is not subject to VAT at this moment in time

Terms

Negotiable and flexible

Additional Images



Warehouse



Offices



Canteen



Offices



Offices



Offices



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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.