



# **Atlantic Park** **Liverpool**

**TO LET** 10,000 - 190,000 sq ft (929 - 17,651 sq m)

**Major Manufacturing / Warehouse Facility**

**Industrial • Design & Build opportunities on adjacent land**

- Substantial power supply
- Eaves height 13m - 18m
- Craneage available
- Substantial floor loading

- Office space available
- Flexible terms/competitive rental
- Expansion land available

- Port of Liverpool 2 miles
- M57/M58 Switch Island within 1 mile

# BIG FT2

Atlantic Park Liverpool

## description

Big FT2 is located on the Atlantic Park development fronting Dunnings Bridge Road and provides approximately 190,000 sq ft of space suitable for warehousing or manufacturing operations.

The facility provides four interconnecting bays constructed of steel frame offering a mix of eaves heights between 13m - 18m. Units B and D provide craneage with safe working loads 65 tonnes and 100 tonnes respectively.



The building offers a substantial power supply and provides a series of level access doors to each bay. Offices can be provided within the building, if required. There is also an option for a bespoke industrial or storage facility to be constructed on the neighbouring development land.



**E** 10,000 sq ft (929 sq m)



**B** 60,000 sq ft (5,574 sq m)



M58 Motorway

M57 Motorway

1

2

3

4

5

6

7

9

10

11

12

13

14

- 1 Switch Island
- 2 Total Fitness
- 3 Premier Lodge Hotel
- 4 Switch Island Leisure Park  
Odeon Multiplex  
Megabowl  
Matalan  
Restaurants/pubs
- 5 A5036 Dunnings Bridge Rd
- 6 Park Hotel
- 7 Bootle Golf Club
- 8 Netherton Hotel
- 9 Old Roan Station
- 10 Aintree Racecourse Retail Park  
B&Q Warehouse  
PC World  
Homebase  
Currys/Comet  
Carphone Warehouse  
Marks & Spencer
- 11 A59 Ormskirk Road
- 12 Klick First
- 13 Aintree Racecourse
- 14 Aintree Station

Alaska House

Atlantic House  
One Vision Housing

Caspian House

**BIG  
FT2**

Bridle Road Access

Future development land

Future development land

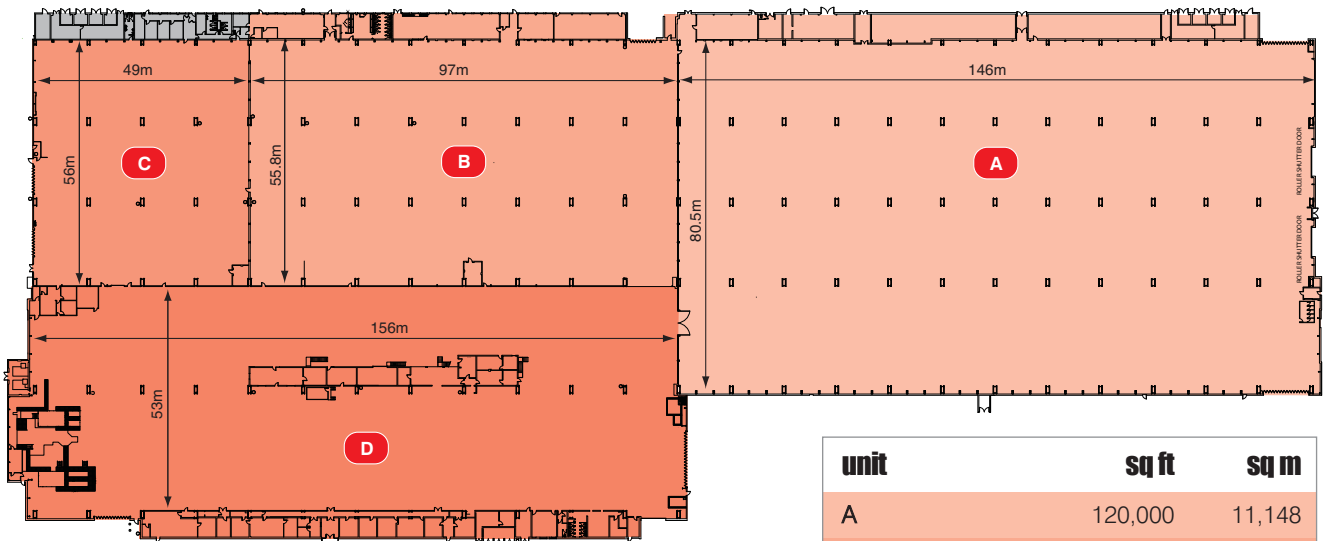
Future development land

Future development land

Port of Liverpool 1.8 miles

8





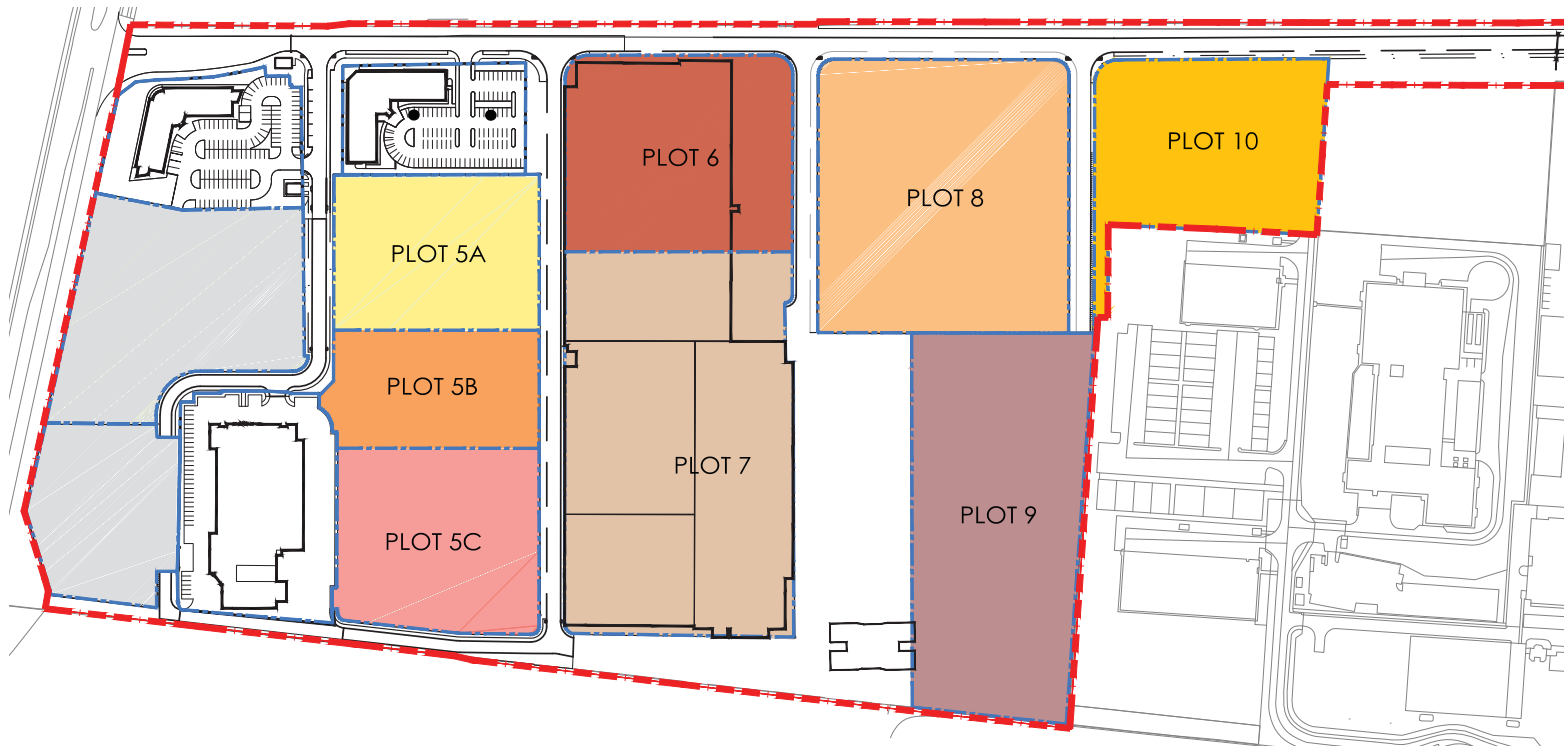
unit	sq ft	sq m
A	120,000	11,148
B	60,000	5,574
C	Let to Nems	
D	Let to Sulzer	
E	10,000	929
<b>TOTAL</b>	<b>190,000</b>	<b>17,651</b>





## design & build options

The owners of Atlantic Park have recently completed a major infrastructure programme to the whole of the site. The Park now offers occupiers a tailor made design and build solution on development ready land. The professional team will work alongside occupiers to seek an operationally efficient cost effective building solution.



## plot sizes

Plot	Site area sq m	Site area acres
5A	8,561	2.115
5B	6,772	1.673
5C	9,989	2.468
6	12,132	2.998
7	23,809	5.883
8	16,684	4.617
9	17,559	4.339
10	10,933	2.702



## Location

Located in the borough of Sefton, Atlantic Park presents a unique offer to North Liverpool and is its first major edge of town mixed use development.

Atlantic Park capitalises on its prime location situated within 2 miles of the Port of Liverpool and within 1 mile of the the M57 and M58 motorways. Aintree Merseyrail Station is approximately a half mile away and within 10 minutes walk. 3 bus services serve the site providing good public transport connectivity.

Liverpool John Lennon Airport is within easy reach of the Atlantic Park site and with direct rail routes to London from Liverpool Lime Street, it is unquestionably one of the best located sites in the North West.



## terms

Flexible terms available.

## viewing



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**ATLANTIC PARK**  
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A development by

Development  
Managers



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