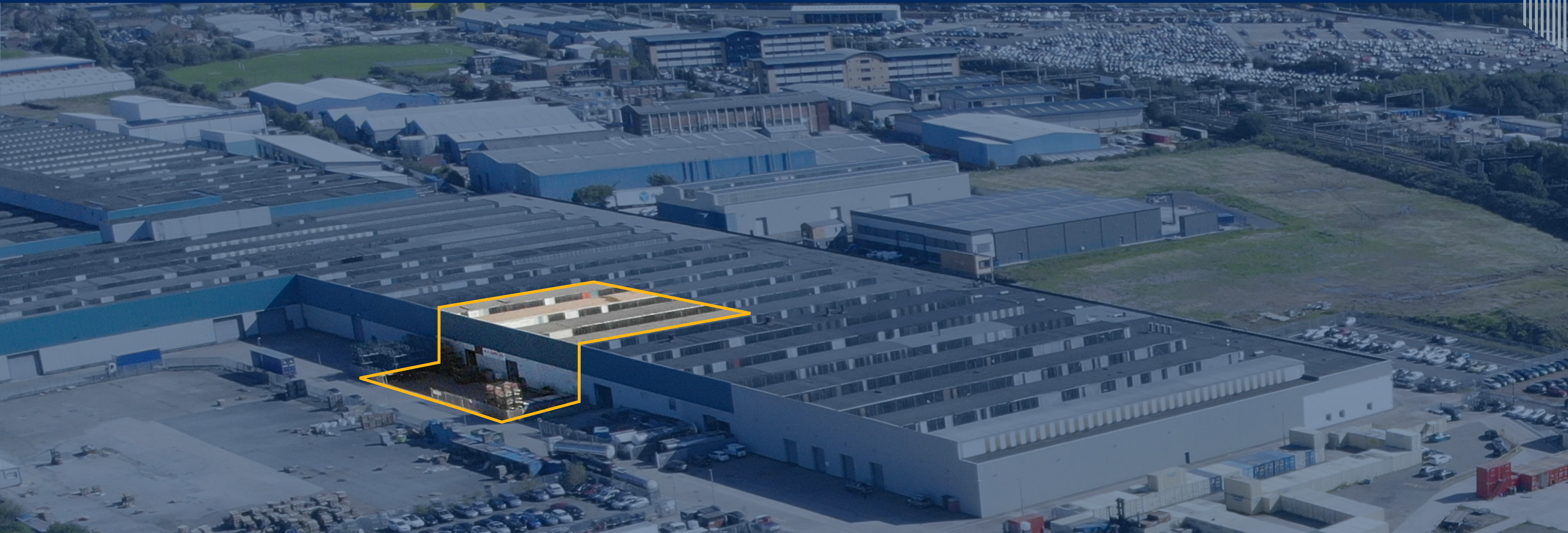




**TRIUMPH**  
BUSINESS PARK  
SPEKE, LIVERPOOL L24 9GQ

TO LET  
**Unit 12-13** Herald Way 24,000 sq ft (2,229.6m sq m)  
Industrial/Warehouse Unit



- > 6.8 metre minimum eaves height
- > 3 phase power supply

- > 2 level access loading doors
- > Secure compound

- > Refurbished offices
- > C.30 parking spaces





# TRIUMPH BUSINESS PARK

SPEKE, LIVERPOOL L24 9GQ

## UNIT 12-13

**Warehouse:** 22,766 sq ft

**Office / Amenities:** 1,120 sq ft

**Warehouse Toilets:** 114 sq ft

- 6.8m minimum eaves height
- 2 level access loading doors
- 3 phase power supply
- With secure compound
- C.30 parking spaces
- Refurbished office

### EPC

EPC rating is C(62) and a copy is available on request

### RATES

Prospective tenants should make their own inquiries regarding rates payable of the relevant local authority



### LOCATION

Triumph Business Park is a 60 acres (24.281 hectares) major storage / distribution / commercial environment strategically located close to Liverpool John Lennon Airport and comprises approximately 800,000 sq ft (74,322 sq m) of business space in a secure environment. The Park has 24-hour access with a security lodge and barrier at the entrance.

Triumph Business Park is located close to both the M62 & M56 motorways and less than 1 mile from Liverpool John Lennon Airport.

### TERMS

The unit is available on new flexible leases upon terms to be agreed



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