

# TO LET

3 New self-contained units

Unit 2 21,615 sq ft   Unit 3 12,035 sq ft   Unit 4 42,518 sq ft



PHASE 1  
ON SITE  
NOW!



[www.merseyreach.co.uk](http://www.merseyreach.co.uk)

MERSEY REACH | DUNNINGSBRIDGE ROAD | L30 6UZ

Chancerygate<sup>c</sup>



# Liverpool's New Prime Logistics Park



## Introduction

MerseyReach is a new prime urban logistics development to serve North Liverpool and the wider Merseyside area. The site has excellent connectivity to the motorway network, the Port of Liverpool and the city itself. It is the first scheme of its type for a number of years and will provide an environment and buildings to suit the needs of modern occupiers.

- 2 minutes to M57 / M58 motorways
- Less than 10 minutes to the new Liverpool2 deep-water port
- 32,000 vehicles pass everyday
- 36,000 sq ft Pre-Let to Selco
- 2 acres sold to Euro Garages for PFS and Starbucks Drive Thru
- Phase 2 up to 90,000 sq ft available

### Other occupiers in the area:







- Bestway
- Fitness First
- Motor Range
- McDonalds
- A-Plant Tool Hire
- Joseph Parr Timber





# Location



-  Fronting Dunnings Bridge Road (A5036)
-  Easy access to the whole of the North-West region with easy access to the national motorway network
-  M57 / M58 one mile to the north of the site
-  Liverpool2 deep-water port 3.5 miles to the south west
-  Liverpool John Lennon Airport 17.7 miles to the south
-  Old Roan and Aintree Merseyrail stations are 5 minutes away and provide connections to Main Line services





# UNIT 2



CGI of unit 2

## Accommodation

### (Gross Internal Floor Area)

Unit 2	Sq Ft
Ground floor warehouse	20,075
First floor offices	1,540
<b>Total</b>	<b>21,615</b>

## Warehouse

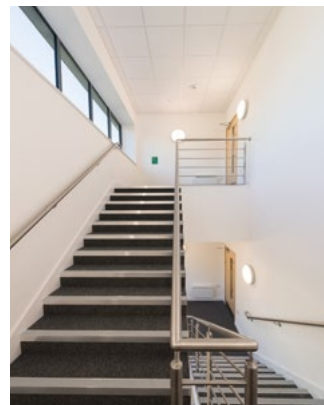
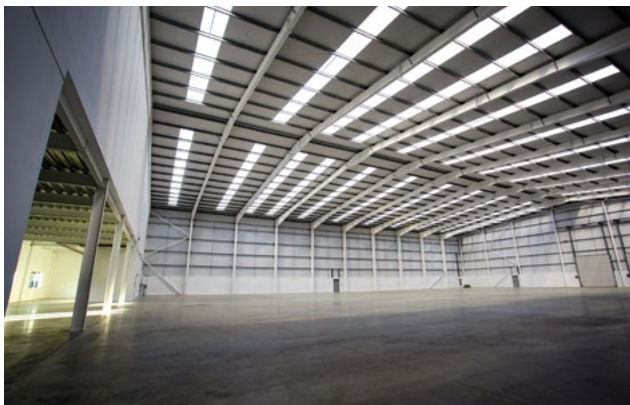
### Specification

- Fully self-contained unit
- 8m eaves
- 2 Full height electric loading doors
- 35m deep secure yard
- 37.5kN per sq m loading

## First floor offices

### Specification

- Suspended ceilings and recessed lighting
- Carpets
- VRF ceiling mounted comfort cooling
- Ground floor disabled WC
- First floor WC and kitchen
- Fire alarm
- Perimeter trunking
- Passenger Lift



Examples of similar developments by Chancerygate

# UNIT 3



CGI of unit 3

## Accommodation

### (Gross Internal Floor Area)

Unit 3	Sq Ft
Ground floor warehouse	10,010
First floor offices	2,025
<b>Total</b>	<b>12,035</b>

## Warehouse

### Specification

- Fully self-contained unit
- 8m eaves
- 2 full height electric loading doors
- Secure yard
- 37.5kN per sq m loading

## First floor offices

### Specification

- Suspended ceilings and recessed lighting
- Carpets
- VRF ceiling mounted comfort cooling
- Ground floor disabled WC
- First floor WC and kitchen
- Fire alarm
- Perimeter trunking
- Passenger Lift



Examples of similar developments by Chancerygate



# UNIT 4



CGI of unit 4

## Accommodation

### (Gross Internal Floor Area)

Unit 4	Sq Ft
Ground floor warehouse	40,020
First floor offices	2,498
<b>Total</b>	<b>42,518</b>

## Warehouse

### Specification

- Fully self-contained unit
- 10m eaves
- 2 full height electric loading doors
- 2 dock levellers
- 35m deep secure yard
- 37.5kN per sq m loading

## First floor offices

### Specification

- Suspended ceilings and recessed lighting
- Carpets
- VRF ceiling mounted comfort cooling
- Ground floor disabled WC
- First floor WC and kitchen
- Fire alarm
- Perimeter trunking
- Passenger Lift



Examples of similar developments by Chancerygate

# Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation.

The scheme will ensure a minimum 12.5% decrease in CO<sub>2</sub> emissions over 2010 Buildings Regulations. As a result occupation costs to the end user will be reduced.

## The Green Initiatives will include:

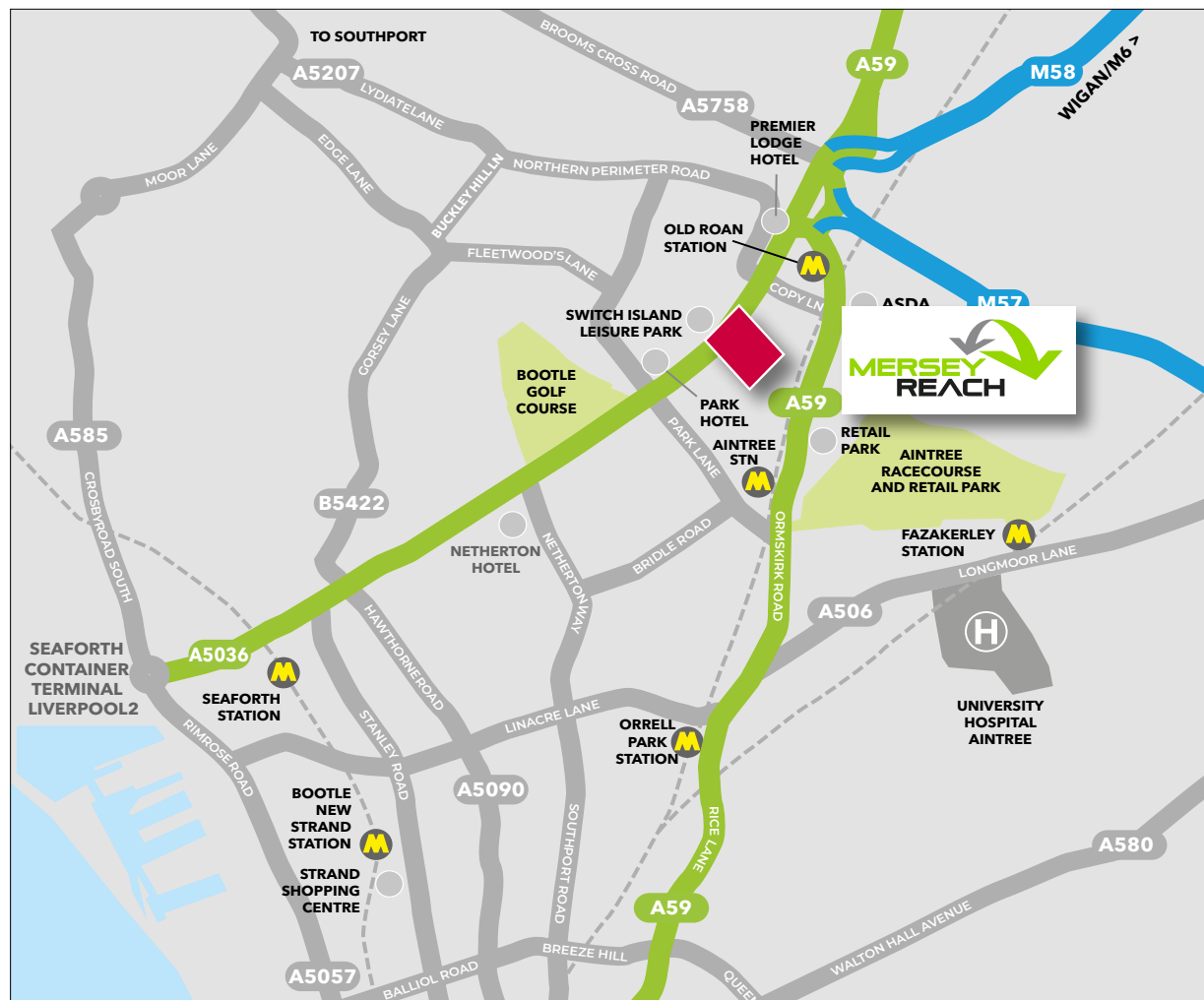
- Low air permeability design
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Electric car charging point to each unit



# Terms

The units are available to let on an FRI lease on terms to be agreed





	Junction 23 M6	19.3 miles	25 mins	Preston	31 miles	40 mins
	Liverpool2			Stoke	59.2 miles	68 mins
	Deepwater Port	3.4 miles	10 mins	Leeds	75.3 miles	83 mins
	Liverpool	6.4 miles	22 mins	Source: AA Route Planner		
	Manchester	36.4 miles	52 mins			
	Manchester Airport	39 miles	44 mins			

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Please contact the agents for more information.

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