



Dunnings Bridge Road
Liverpool L30 4AB



21 hectare (52 acre) mixed use development

New and Grade 'A' Offices To Let

From 3,000 sq ft - 36,716 sq ft (279 sq m - 3,411 sq m)

Major Manufacturing/Warehouse Facility To Let

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

Design and Build Opportunities

Plot sizes available from 1.6 acres upwards

www.atlanticpark.co.uk



Atlantic Park is a 21 hectare (52 acre) mixed use business park and will provide 800,000 sq ft (74,320 sq m) of office, industrial and warehouse space.



BIG FT2 provides approximately 190,000 sq ft (17,651 sq m) of space suitable for warehousing or manufacturing operations.

There is also an option for a bespoke industrial or storage facility to be constructed on the neighbouring development land.

- Four interconnecting bays
- Eaves heights between 13m - 18m
- Substantial floor loading
- Craneage available with safe working loads 65 tonnes and 100 tonnes
- Substantial power supply
- Level access doors to each bay
- Offices can be provided within the building, if required

Alaska House

Alaska House is located at the gateway of Atlantic Park and provides 46,000 sq ft (4,273 sq m) of Grade 'A' office accommodation over 5 floors. Alaska House offers flexible 'L' shaped floor plates ranging in size from 8,100 sq ft to 9,928 sq ft (752.5 sq m to 922.3 sq m).

The building incorporates the highest standards of design and technology, which will deliver significant savings in energy costs.

- Fully accessible raised floors
- Four pipe fan coil air conditioning
- Suspended ceilings incorporating LG7 lighting
- Stunning full height glazed entrance lobby
- On-site car parking
- Male / Female and Disabled WC Facilities
- Two 10 person passenger lifts
- BREEAM rating "Very good"
- Ground source heat pump to assist in heating and cooling
- CCTV
- Shower facilities



Design and build options

The owners of Atlantic Park have recently completed a major infrastructure programme to the whole of the site. The Park offers prospective occupiers a range of fully serviced sites which are able to accommodate bespoke design & build solutions.

The professional team will work alongside occupiers to seek an operationally efficient, cost effective building solution.

Plot	Site area sq m	Site area acres
2	11,929	2.948
3A	6,573	1.624
5A	8,561	2.115
5B	6,772	1.673
5C	9,989	2.468
8	16,684	4.617
9	17,559	4.339
10	10,933	2.702



Caspian House

Caspian House is a self-contained single storey office building which has recently undergone a comprehensive programme of refurbishment and remodelling and is now available for occupation. The single open floor provides functional and highly specified office space, with double height sections bringing additional natural light into the space.

The building extends to a net internal area of 34,983 sq ft (3,250 sq m) and is available as a whole or is capable of sub-division into 2 individual self-contained office units.

- Remodelled and refurbished entrances
- Mezzanine floor
- 136 dedicated on-site car parking spaces
- Fully accessible raised floors
- Suspended ceilings
- LG7 lighting
- External courtyard
- Showers
- Refurbished W/C's
- Kitchen facilities
- VRF heat recovery air conditioning system
- BREEAM rating "Very Good"



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 near to the Port of Liverpool and is within easy access of the M57 and M58 motorways.

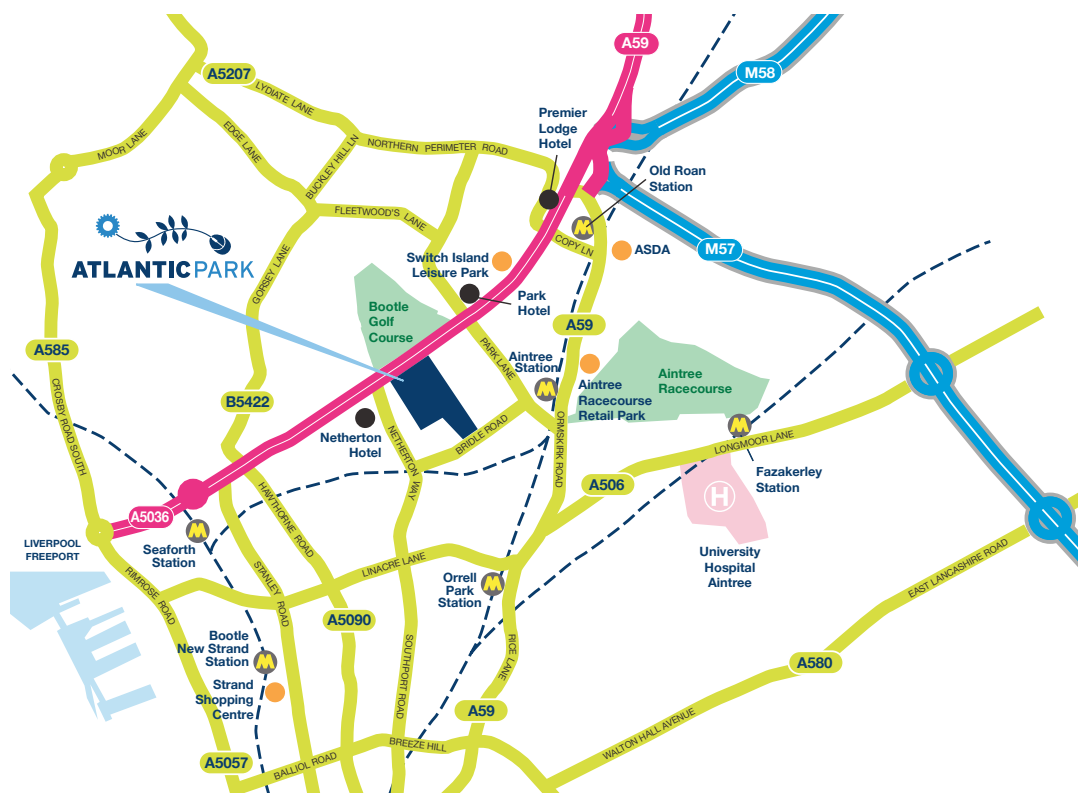
Aintree Merseyrail Station is approximately a half mile away and within 10 minutes walk. Three bus services serve the site providing good public transport connectivity.

Liverpool John Lennon Airport, recently crowned Europe's fastest growing airport, is approximately 20 minutes by car.

Direct rail routes to London from Liverpool Lime Street, linked with the close proximity of the regional motorway network, puts Atlantic Park as one of the best located sites in the North West.



Sat Nav: L30 4AB



Liverpool City Centre	5 miles
Switch Island	1 mile
Warrington	20 miles
Liverpool John Lennon Airport	18 miles
Manchester Airport	40 miles
Manchester City Centre	36 miles

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A Development by

Development Managers



ATLANTIC PARK

www.atlanticpark.co.uk

Atlantic Park / Liverpool L30 4AB



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