



## ATLANTIC PARK

Atlantic Park Drive, Liverpool L30 4AB

## Alaska House



### The Opportunity

Alaska House is located at the gateway of Atlantic Park, which is a strategically located 52 acre (21 hectare) site in north Liverpool. The location capitalises on its proximity to the Port of Liverpool, Liverpool City Centre and has excellent transport links via the close by M57/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.

### The Development

Atlantic Park is a high quality environment with landscaping and extensive infrastructure, contained within a secure controlled site.

Alaska House comprises a 5 storey Grade A office building providing flexible L-Shaped floor plates which are capable of sub-division to accommodate a range of suite sizes.

The development incorporates the highest standards of design and technology which contribute to delivery savings in energy costs.

### Specification/Building Features

- Suites from 2,680 sq ft (249 sq m) to a single floor of 8,155 sq ft (757.6 sq m)
- BREEAM Rating "VERY GOOD"
- Ground source heat pump to assist with heating and cooling
- Fully accessible raised floors (150mm clear void)
- On-site car parking - ratio 1:320 sq ft (additional on-site car parking is available upon request)
- Male, female, disabled w/c & shower facilities
- LG7 lighting
- Solar control glazing
- EPC "C 66"

### The Developer

Royal London Asset Management (RLAM) set up in 1988 is the dedicated fund management arm of the Royal London Group. RLAM manages over £79 billion of assets, regularly winning industry awards for its performance and attracting significant amounts of new business.



## Current Availability

Ground floor - 8,155 sq ft (757.6 sq m).

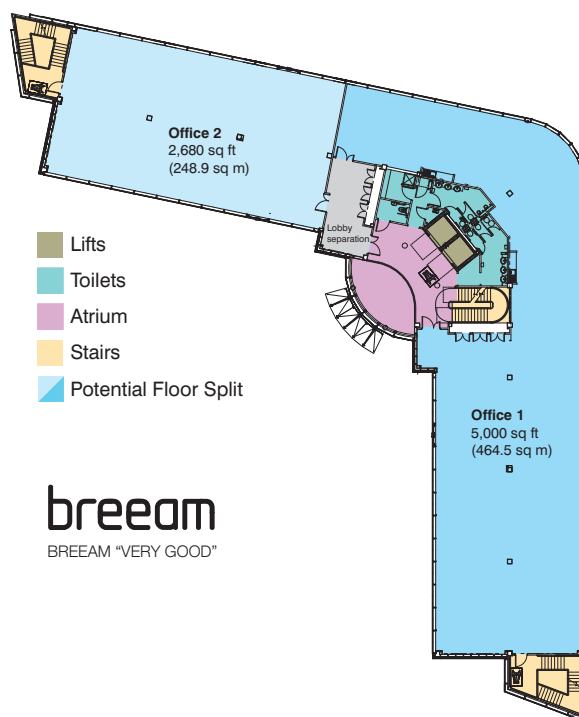
## Lease Terms

The suites are available by way of a new lease for a terms of years to be agreed.

## Site Location



## Proposed Sub-division



**breem**  
BREEAM "VERY GOOD"

**Balfour Beatty**  
Rail

**CAPITA**

**Turtlewax**

**H&T**  
GROUP

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