

**UNIT 1 READY FOR OCCUPATION**

**TRIUMPH**  
business park  
SPEKE LIVERPOOL, L24 9GQ

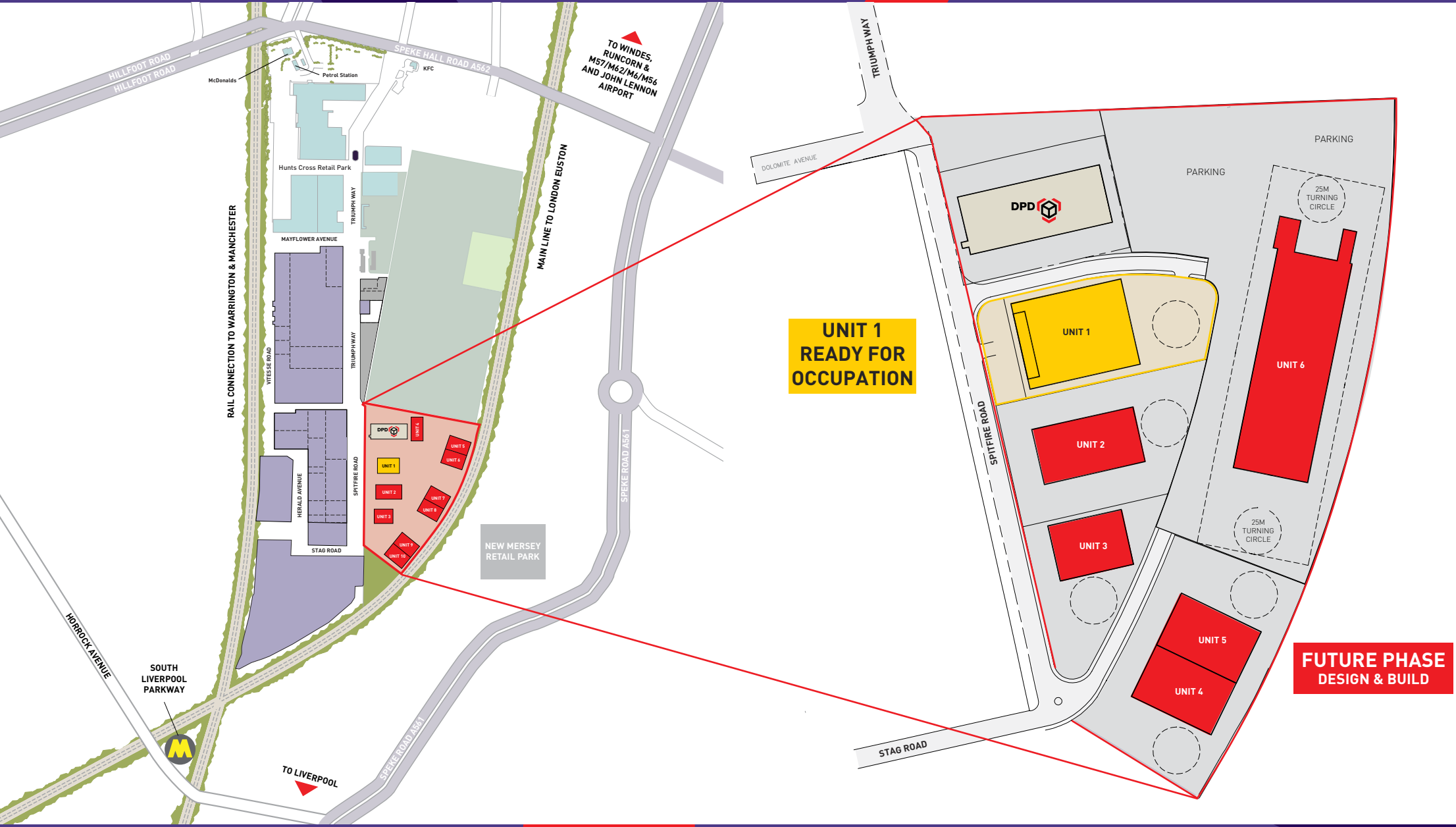


**TO LET Unit 1 - 30,000 sq ft**

## SPECIFICATION

- Steel portal frame construction
- Minimum eaves height of 8m to the underside of the haunch
- Level access loading
- 3 phase 100 amp power supply
- Integral office and amenity areas
- Dedicated staff car parking
- Self contained service yard
- Landscaped surrounds
- Built to BREEAM "Excellent" standard
- Capable of sub-division
- 24 hour manned estate security
- 3.3 miles from Jaguar Land Rover
- Set within established business park







## LOCATION AND COMMUNICATIONS

**AN ESTABLISHED BUSINESS ENVIRONMENT** - 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. Nearby key local amenities include the expanding Liverpool John Lennon Airport. Liverpool South Parkway transport interchange is 1 mile to the North and provides a choice of destinations all over Merseyside with links to Birmingham and London Euston. There are various thriving retail communities in the area including Mersey Retail Park with major high street names such as Marks & Spencer, M&S Simply Food, B&Q, Next, Boots WH Smith and Currys amongst others. The Speke Centre has a large Morrisons Food store, Iceland and TKMaxx. Hunts Cross Shopping Park, directly adjacent to Triumph Business Park, has an ASDA Superstore, Matalan, Next Outlet and a number of fast food restaurants.

Triumph Business Park is located less than 1 mile from Liverpool John Lennon Airport and within 25 miles of Manchester International Airport.

### AIR

Liverpool John Lennon Airport provides routes across Europe and North America by 20 different operators and is one of the fastest growing airports in the UK both in freight and passenger numbers.

### ROAD

Located on the A561 (Speke Boulevard), ideally located for immediate access to the M62, M57 and M6 which in turn links with the rest of the country's motorway network. Regular bus services are also available.

### RAIL

Liverpool South Parkway is a flagship transport interchange with a park and ride facility as well as integrated transport links to Liverpool John Lennon Airport and the City centre.

Connections are also available to Manchester, Yorkshire, the Midlands and Crewe. Liverpool Lime Street also offers main line services to Manchester Piccadilly, London Euston and the rest of the UK network.



SAT NAV L24 9GQ

RUNCORN

ELLESMERE PORT

← TO WIDNES RUNCORN BRIDGE,  
M62, M57 AND M56 MOTORWAYS



LIVERPOOL JOHN LENNON AIRPORT

RIVER MERSEY

SPEKE HALL ROAD

ESTUARY BUSINESS PARK

SPEKE BOULEVARD

LITTLEWOODS

LIVERPOOL INTERNATIONAL BUSINESS PARK

ASDA

KFC

DW SPORTS FITNESS CLUB

NEW MERSEY RETAIL PARK

CROWN PLAZA HOTEL



**TRIUMPH**  
business park

DAVID LLOYD

SPEKE ROAD

MATCHWORKS

TO LIVERPOOL CITY CENTRE →

- THE SITE BOUNDARY
- TRIUMPH BUSINESS PARK BOUNDARY
- SPEKE BOULEVARD
- ROUTE TO SITE FROM SPEKE BOULEVARD



















## FURTHER INFORMATION

For further information please contact the agents B8RE and CBRE.

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