

Air 66

Speke L24 IYL




Highly Specified Industrial Unit
Ready for Immediate Occupation
67,530 Sq Ft

B&M Adient Liverpool John Lennon Airport Liverpool City Centre New Mersey Shopping Park DPD Wolseley **Air 66** Travelodge Sixt Dobbies Screwfix Premier Inn





Modern specification
Making Logistics easy


12m to the Underside
of the Haunch


2 Loading Doors /
6 Dock Levellers


400kVA - Phase
Power Supply


24-Hour
Access


Fully Enclosed Self
Contained Site



68 Marked Car
Parking Spaces



Two-Storey
Offices/Amenity Block

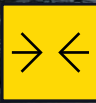

39.2m
Yard Depth


50kN Per Sq M Floor
Loading Capacity


Mechanically Ventilated
Heating & Cooling


6335 - 8470
pallet spaces


6,335 Wide Aisle
Useable Pallet
Locations


8,470 Narrow Aisle
Useable Pallet
Locations

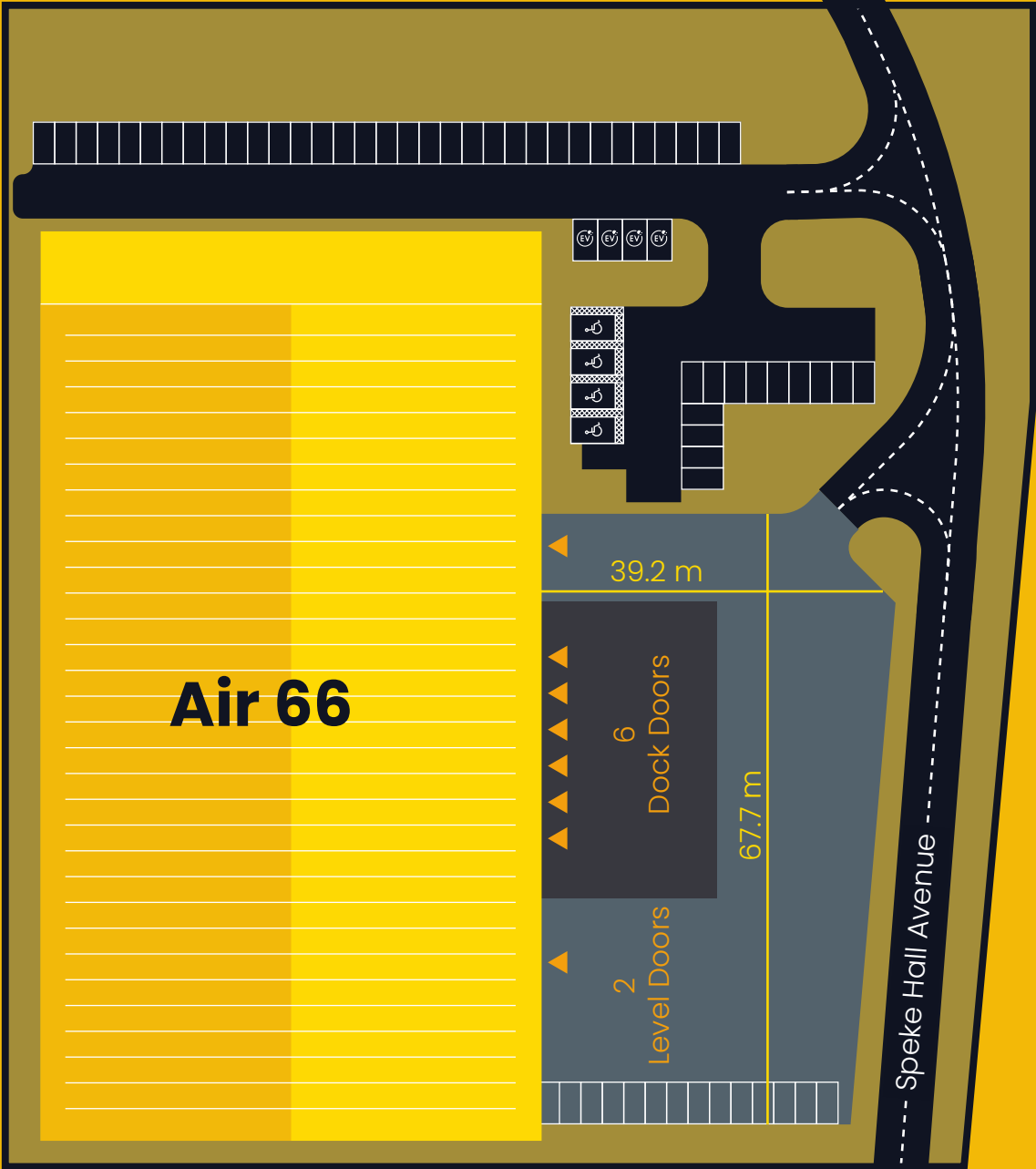
Unit B - Air 66	SQ FT
Warehouse	58,824
FF Office	4,245
SF Office / Mezzanine	4,461
Total GIA	67,530
Yard Depth	39.2M
Car Parking	68
Eaves Height	12M
Level Doors	2
Dock Level Doors	6
Floor Loading	50 kN/m ²
Power Supply	400kVA



Designed for Logistics
from the Ground up

Air 66 provides a highly specified
new build warehouse
totalling 67,530 sq ft.

The highly sustainable unit has
an “Excellent” BREEAM rating.



EPC
Rating 'A'



EV
Charging



Cycle
Shelters



PIR Controlled
LED Lighting to Offices



BREEAM
'Excellent'

Location & Connections

Address: Unit B, Stirling Road, Speke, L24 4YL

/// gilding.straying.scooter



Speke's principal vehicular route is the A561 Speke Boulevard, providing connections from Liverpool City Centre to the North and the A562 at its Junction with the M57 Knowsley Expressway to the East.

The M57 Knowsley Expressway provides connections between conurbations throughout North and South Liverpool and links with Junction 6 M62 at Tarbock Island within 7 miles.

Access from Chester and North Wales to the south is via the M53/M56 corridors which are linked via the new Mersey Gateway Bridge within 7 miles.



B8

Jon Thorne

+44 (0) 7738 735 632

jon@b8re.com



Jonathan Atherton

+44 (0) 7778 050 197

jatherton@savills.com

CBRE

Darren Hill

+44 (0) 7590 485 287

darren.hill2@cbre.com

For the joint agents and the vendors or lessors of this property whose agents they are, give notice that: 1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. May 2024 - Design by cormackadvertising.com