

Air 66

Speke L24 TYL



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

TO LET / FOR SALE

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



A561

SPEKE HALL AVENUE

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

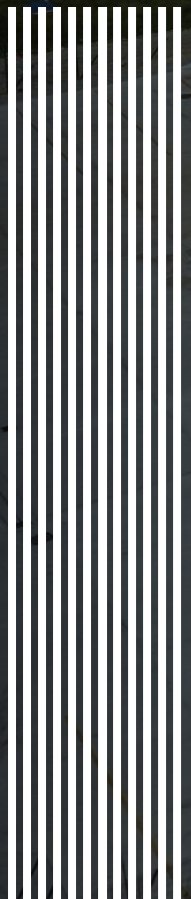
Mechanically Ventilated Heating & Cooling

6335 - 8470 pallet spaces

6,335 Wide Aisle Useable Pallet Locations

8,470 Narrow Aisle Useable Pallet Locations

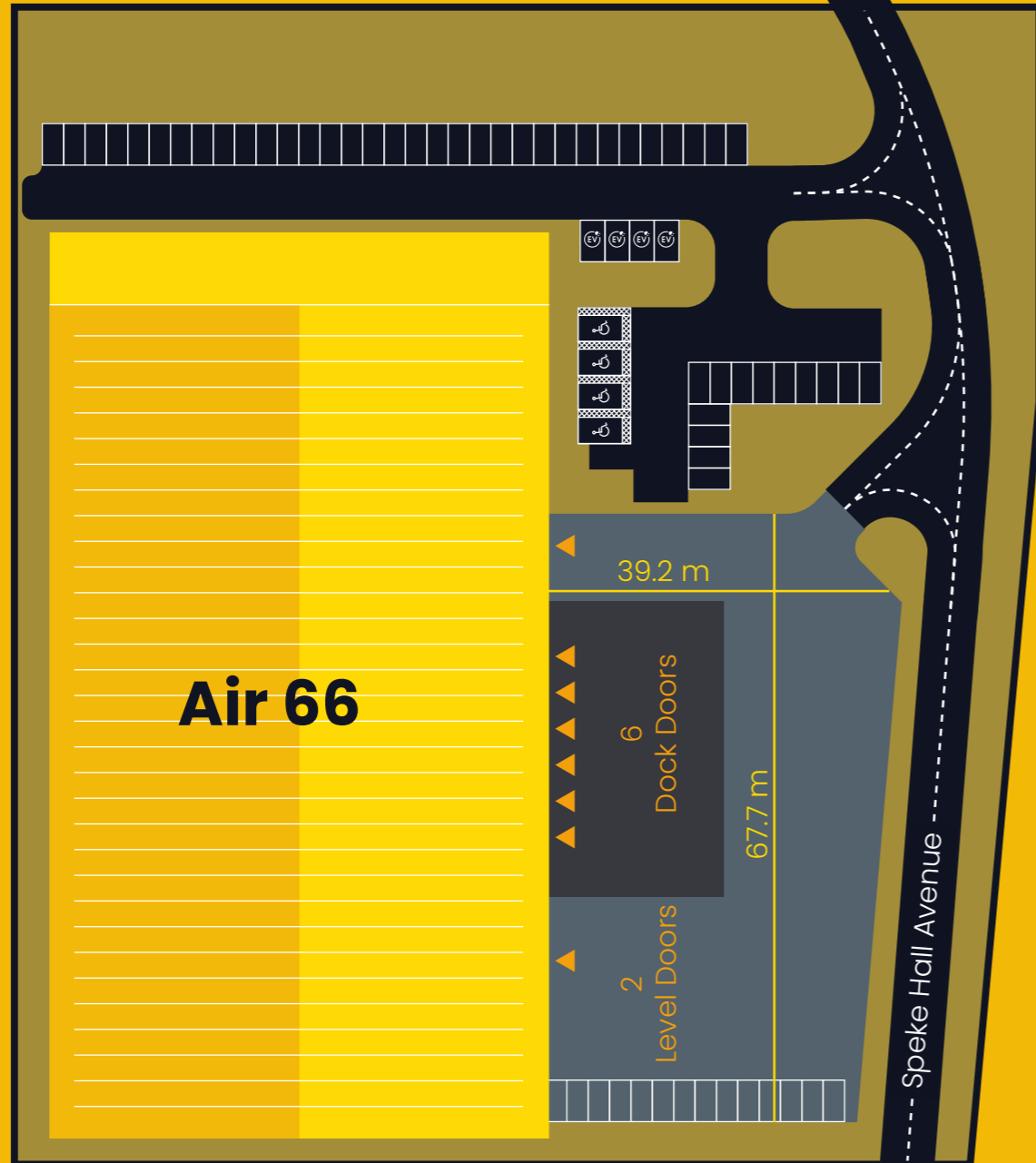
Unit B - Air 66	SQ FT
Warehouse	58,824
FF Office	4,245
SF Office / Mezzanine	4,461
Total GIA	67,530
Yard Depth	39.2M
Car Parking	68
Eaves Height	12M
Level Doors	2
Dock Level Doors	6
Floor Loading	50 kN/m ²
Power Supply	400kVA



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" BREEM rating.



EPC Rating 'A'



EV Charging



Cycle Shelters



PIR Controlled LED Lighting to Offices



BREEM 'Excellent'

Connections & Location

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.



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