



## Aintree, Liverpool

Dunnings Bridge Road, Switch Island L30 6UZ

- ▶ New build trade/industrial units
- ▶ 11 units from 5,774 - 29,719 sq ft
- ▶ 40,000 vehicles passing every day

### To Let

Available Q1 2022



[www.merseyreach.co.uk](http://www.merseyreach.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS 





# THE SITE

- ▶ Fronting Dunnings Bridge Road (A5036)
- ▶ Easy access to the whole of the North-West region with easy access to the national motorway network
- ▶ M57/M58 1 mile to the north of the site
- ▶ Liverpool2 deep-water port 3.5 miles to the south west
- ▶ Liverpool John Lennon Airport 17.7 miles to the south
- ▶ Old Roan and Aintree Merseyrail stations are 5 minutes away and provide connections to Main Line services

# Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Warehouse	Mezzanine	Total	Car Parking Spaces
<b>1</b>	26,049 (2,420 sq m)	3,670 (341 sq m)	<b>29,719 (2,761 sq m)</b>	<b>38</b>

Unit	Warehouse	Mezzanine	Total	Car Parking Spaces
<b>2</b>	6,415 (596 sq m)	1,336 (124 sq m)	<b>7,751 (720 sq m)</b>	<b>5</b>
<b>3</b>	6,265 (582 sq m)	1,305 (121 sq m)	<b>7,570 (703 sq m)</b>	<b>5</b>
<b>4</b>	7,040 (654 sq m)	1,465 (136 sq m)	<b>8,505 (790 sq m)</b>	<b>5</b>
<b>5</b>	7,470 (694 sq m)	1,555 (145 sq m)	<b>9,025 (839 sq m)</b>	<b>6</b>
<b>6</b>	6,405 (595 sq m)	1,787 (166 sq m)	<b>8,192 (761 sq m)</b>	<b>10</b>
<b>7</b>	5,274 (490 sq m)	1,193 (111 sq m)	<b>6,467 (601 sq m)</b>	<b>4</b>
<b>8</b>	5,242 (487 sq m)	1,193 (111 sq m)	<b>6,435 (598 sq m)</b>	<b>4</b>
<b>9</b>	4,704 (437 sq m)	1,070 (99 sq m)	<b>5,774 (536 sq m)</b>	<b>4</b>
<b>10</b>	4,704 (437 sq m)	1,070 (99 sq m)	<b>5,774 (536 sq m)</b>	<b>4</b>
<b>11</b>	5,909 (549 sq m)	1,346 (125 sq m)	<b>7,255 (674 sq m)</b>	<b>5</b>



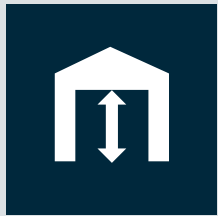


# UNITS 1-11

5,774 - 29,719 sq ft

## General Specification

New trade counter units prominently located fronting Dunnings Bridge Road. A high profile scheme with 40,000 vehicles passing every day.



8.4m clear internal height



Unit 1 designated office space



Units 2-11 first floor for storage or office space



Minimum 35kN sq m floor loading



Electric roller shutter doors



Partially glazed frontages



Landscaped environment



Toilets



Dedicated car parking spaces

## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

The units are available to let on an FRI lease on terms to be agreed.



Indicative image for unit 1 from similar development



Indicative image for units 2-11 from similar development







# GREEN CREDENTIALS

The scheme will employ the latest environmentally friendly technologies on the new units to reduce the costs of occupation.

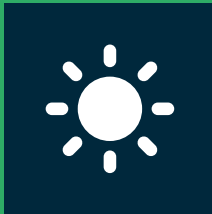
The green initiatives will include:



Low air permeability design



Electric vehicle charging points



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



Targeting an EPC rating of B



Secure cycle parking





# TRAVEL DISTANCES

Mersey Reach, Dunnings Bridge Road, Switch Island, Aintree, Liverpool L30 6UZ

## Road

M57/M58 Switch Island Interchange	1 mile
Liverpool2 Deepwater Port	3.4 miles
Liverpool City Centre	6.4 miles
M6 J23	19.5 miles
Preston	31 miles
Manchester City Centre	36.4 miles
Stoke	59 miles

## Rail

Old Roan Station	1 mile
To Liverpool Central	19 mins
To Manchester Piccadilly	1 hour 27 mins
To London Euston	2 hours 59 mins

## Airport

Liverpool John Lennon Airport	12.5 miles
Manchester Airport	39 miles



More information available through the joint marketing agents:



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URBAN LOGISTICS

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. March 2021.

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