



Aintree, Liverpool

Dunnings Bridge Road, Switch Island L30 6UZ

- ▶ New fully fitted detached industrial/warehouse unit with secure yard
- ▶ Unit 3 - 12,133 sq ft (1,127 sq m)

To Let

Last unit remaining



www.merseyreach.co.uk

NORTHWOOD
URBAN LOGISTICS 



Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor (warehouse, reception, canteen and welfare)	First Floor (fully-fitted offices)	Total
3	10,087 (937 sq m)	2,046 (190 sq m)	12,133 (1,127 sq m)



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

12,133 SQ FT

General Specification

New build detached warehouse unit with secure yard and high bay LED lighting, fully-fitted first floor offices, ground floor high quality kitchen/break-out area and WC's.



8m clear internal height



Fitted first floor offices



37.5kN sq m floor loading



2 full height electric loading doors



Lift



Secure yard



Toilets



Detached unit



10 dedicated car parking spaces



86 KVA power supply

Planning Use

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

Terms

The unit is available to let on an FRI lease on terms to be agreed.



GREEN CREDENTIALS

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

The green initiatives include:

- ▶ Electric car charging bay per unit
- ▶ Low air permeability design
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking
- ▶ Targeting an EPC rating of B

TRAVEL DISTANCES

Mersey Reach, Dunnings Bridge Road, 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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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. July 2021.

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