



Pacific Avenue, Liverpool L30 4AD

TO LET
8,431 sq m
(90,763 sq ft)



Location

Big Ft2 is located on Atlantic Park which is a strategically located 52 acre (21 hectare) site in north Liverpool. The location capitalises on its proximity to the Port of Liverpool, Liverpool City Centre and has excellent transport links via the close by M57/M58 motorways. Aintree Merseyrail Station is approximately a half mile away and within 10 minutes walk. Three bus services serve the site providing good public transport connectivity.

The Opportunity

Big Ft2 comprises a 310,000 sq ft (28,799 sq m) former manufacturing facility on Atlantic Park fronting Dunnings Bridge Road.

Approximately 90,763 sq ft (8,431 sq m) of space is available to accommodate a wide variety of industrial related activities - warehousing, manufacturing or storage. The facility provides flexible space via interconnecting bays offering a mix of eaves heights between 18.9m; craneage with safe working loads of 4 tonnes to 100 tonnes and a significant power supply if required.

The Developer

Royal London Asset Management (RLAM) set up in 1988 is the dedicated fund management arm of the Royal London Group. RLAM manages over £79 billion of assets, regularly winning industry awards for its performance and attracting significant amounts of new business.

Key points

- Steel frame construction
- Eaves height 18.9m
- 14.7m to underside of cranes
- 8 cranes provided from 5 to 100 tonnes
- Substantial power supply
- 3 level access doors with ability to provide additional doors
- Integral offices
- Canteen facilities
- Changing rooms/shower facilities
- Parking provision for 50 cars
- Flexible lease terms
- Expansion land available
- Access to Aintree Station approx 1 mile

19,509 sq m (210,000 sq ft)
let to Peel Ports



A Development by



www.atlanticpark.co.uk

Site Location

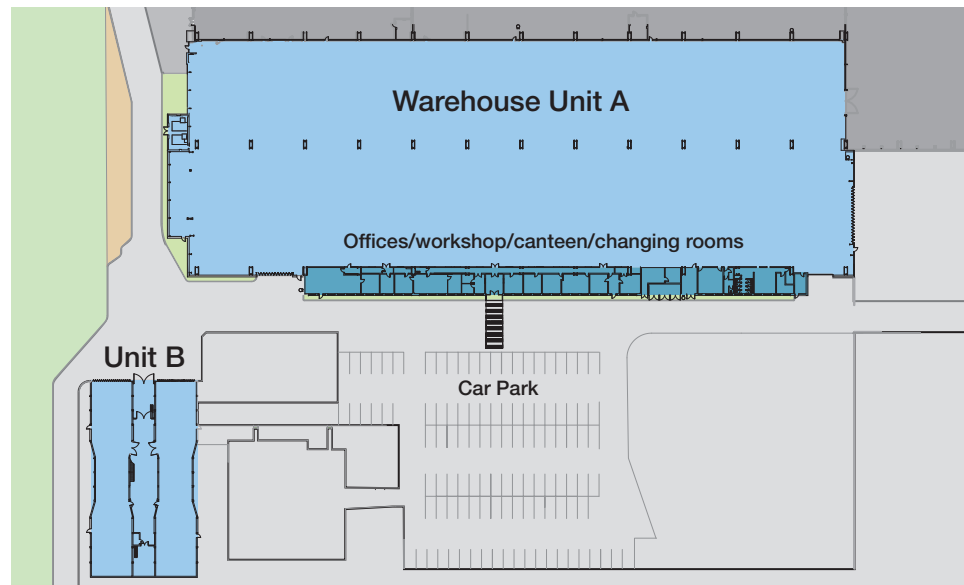


Key points

- Steel frame construction
- Eaves height 18.9m
- 14.7m to underside of cranes
- 8 cranes provided from 4 to 100 tons (survey not undertaken)
- There is a substantial power supply
- 3 level access doors with ability to provide additional doors
- Integral offices
- Canteen facilities
- Changing rooms/shower facilities
- Parking provision for 50 cars
- Flexible lease terms
- Expansion land available
- Access to Aintree Station approx 1 mile

Unit A	sq ft	sq m
Warehouse	83,792	7,784
Offices	3,545	329
Workshop/Canteen/Changing Rooms	3,425	318
Total	90,762	8,431

Unit B	sq ft	sq m
Warehouse	10,000	929



Funding Assistance

Atlantic Park is in an area with Tier 1 Assisted Area status, which allows the highest level of financial assistance. A range of financial incentives may be available to support potential investment.

Tenure

The property is available on a leasehold basis. Details of quoting terms available on request.



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