



ATLANTIC PARK

North Atlantic Avenue, Liverpool L30 4AB

Caspian House



The Opportunity

Caspian House 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 Development

Atlantic Park is North Liverpool's most established decentralised mixed use business park. The scheme is set in a landscaped environment with extensive infrastructure and provides high quality office and industrial space.

Caspian House is a self contained single storey office building which has been fully remodelled and refurbished. The building provides a single floor plate of 34,983 sq ft (3,520 sq m) and is capable of sub-division to create two separate self contained units.

Specification/Building Features

- BREEAM Rating "VERY GOOD"
- Remodelled and refurbished entrances
- Mezzanine Floor
- Fully accessible raised floors (150mm clear void)
- VRF air conditioning system
- 136 dedicated on site car spaces.
- EPC "B 42"
- Kitchen facilities
- Male, female & disabled w/c & shower facilities
- External courtyard
- Secure controlled site with gatehouse

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.

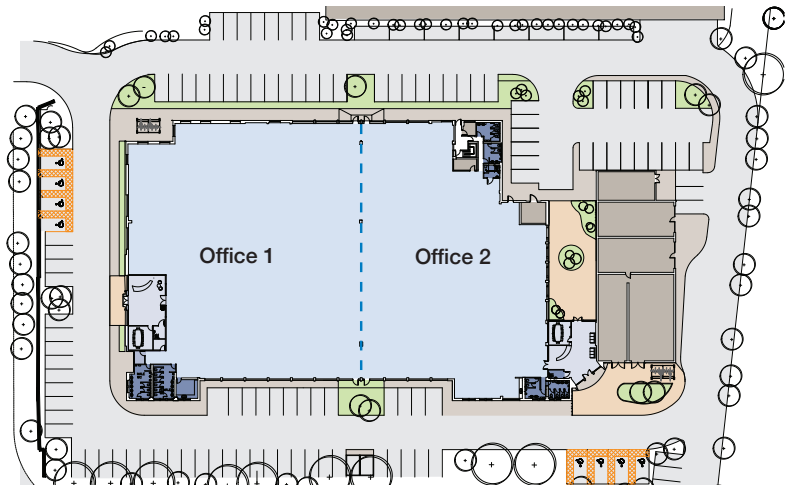
Site Location



Schedule of Net Internal Floor Areas

Office 1	18,493 sq ft	(1,718 sq m)
Office 2	16,490 sq ft	(1,532 sq m)
Total:	34,983 sq ft	(3,250 sq m)

Caspian House Site Plan



Funding Assistance

A range of financial incentives may be available to support potential investment.

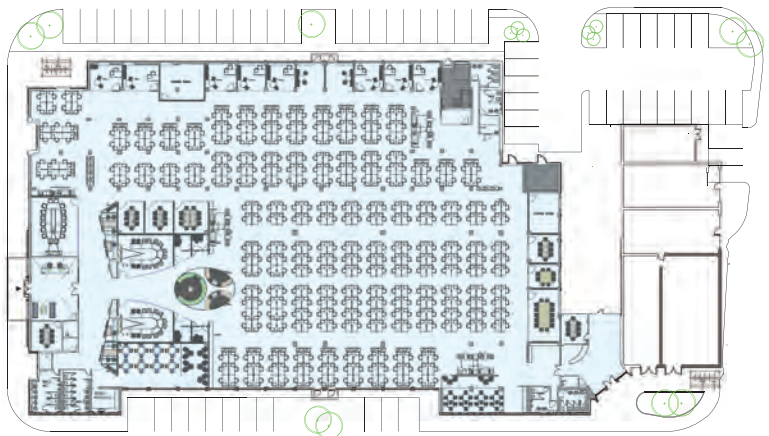
Tenure

Leasehold or Freehold. Details of quoting terms available upon request.

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BREEAM "VERY GOOD"



Indicative Space Plan



432 open plan work stations

Contact Details



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