

Venture Point West - Units 90 & 92

Evans Road, Speke, Liverpool. L24 9PB

Warehouse | 7,078 - 14,157 ft²



Modern highly specified



Liverpool (10 miles)



Electric roller shutter



5.1m eaves height



LED lighting



100amp (Three Phase)

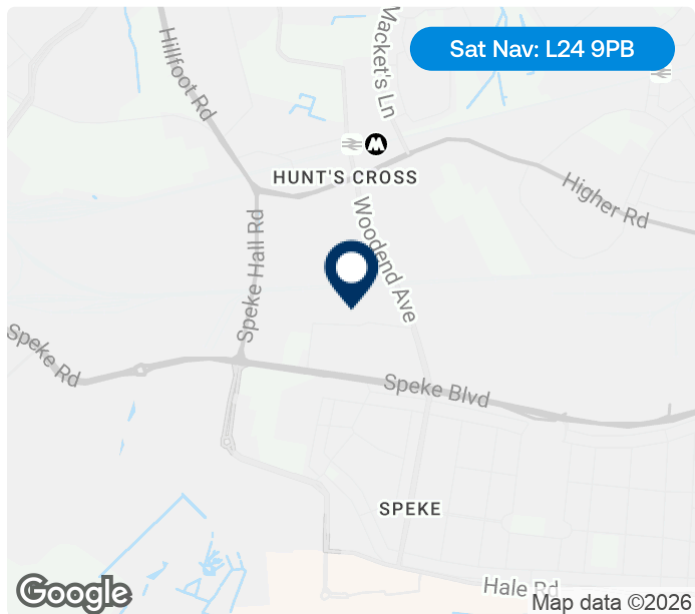
Available to Let



Location & Connections

Venture Point West is well located in the heart of Speke, 0.25 miles off Speke Boulevard (A561), ideally located for immediate access to the M62, M57 and M6 which in turn links to the wider national motorway network. Liverpool South Parkway, 1 mile to the North, is a key transport interchange with links to Birmingham and London Euston and benefits from a park and ride facility in addition to integrated transport links to the wider Merseyside area.

Liverpool John Lennon Airport sits within 1 mile and provides links to Europe and North America to both passenger and freight operators. There are various thriving retail communities in the area including Mersey Retail Park with major high street names such as M&S Simply Food, B&Q and Next, amongst others.





Description

This is a high quality development which provides a total of 62,146 sq ft of industrial space with units ranging from 3,147 to 14,206 sq ft. Each of the 12 self-contained units has been built to the highest specification with a BREEAM 'Excellent' environmental rating.

The units comprise a square footage of 14,157.

Venture Point West is well located in the heart of Speke, 0.25 miles off Speke Boulevard (A561), within 1 mile of Liverpool John Lennon Airport and 10 miles to the south of Liverpool City Centre.

Further information

EPC
Units 90 & 92;
C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

The available units are listed below:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 90	Warehouse	7,079	Immediately	4,719
Unit 92	Warehouse	7,078	Immediately	4,718
Total		14,157		

[Book a viewing](#)

Charlotte Middleton
Mileway
northwest@mileway.com
01925 358160

Alex Perratt
B8 Real Estate
alex@b8re.com
07951 277612

Jonathan Williams
Savills
jonathan.williams@savills.com
07870183405

Tony O'Keefe
LM6
tony.okeefe@lm6.co.uk
0151 541 2447

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway