

# Units 74, 76 & 80 - Venture Point West

Evans Road, Speke, Liverpool. L24 9PB

Warehouse | 3,318 - 17,045 ft<sup>2</sup>



Modern highly specified



Liverpool (10 miles)



Electric roller shutter



5.1m eaves height



LED lighting



100amp (Three Phase)

Available to Let

Unit 80

Unit 76

Unit 74

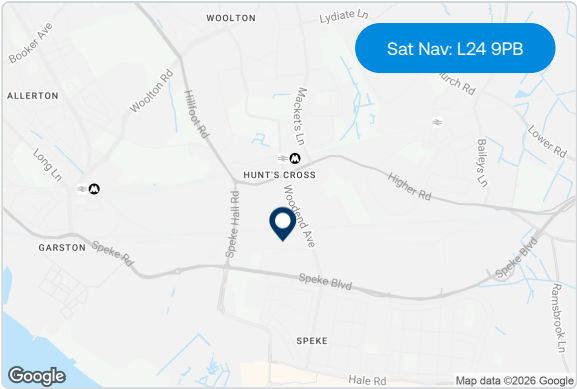


## Description

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.

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.

Quoted rent is for specific period depending on lease terms.



## Location

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.

## Further information

|                                                  |                                                                                                                                      |                                                                      |                                                                                                              |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>EPC</b><br>Unit 74: C,<br>Units 76 & 80:<br>B | <b>Rent</b><br>Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary. | <b>Terms</b><br>Available on new full repairing and insuring leases. | <b>Legal costs</b><br>All parties will be responsible for their own legal costs incurred in the transaction. |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|

[Book a viewing](#)

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## Accommodation:

The available units are listed below:

| Unit    | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---------|---------------|--------------|--------------|--------------|
| Unit 74 | Warehouse     | 3,318        | Immediately  | 1,569        |
| Unit 76 | Warehouse     | 5,111        | Immediately  | 1,916        |
| Unit 80 | Warehouse     | 8,616        | Immediately  | 3,051        |
| Total   |               | 17,045       |              |              |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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