

**176,084 Sq Ft**  
Liverpool International  
Business Park L24 8AA

Ready To Go

**Available Now**  
**To Let**



L175





LIVERPOOL INTERNATIONAL BUSINESS PARK,  
GARSTON SHORE ROAD, L24 8AA  
/// UNIT.ELITE.RAPID



Mersey Gateway Bridge  
less than 7 miles away connecting  
to Cheshire and North Wales via  
the M56/M53 corridors

J6/M62  
7 miles

West Coast  
Main Line Station  
8 mins drive

Liverpool John  
Lennon Airport

A561

New Mersey  
shopping park; gym,  
supermarket, chemist

A561

Liverpool  
7.2 miles / 14 mins

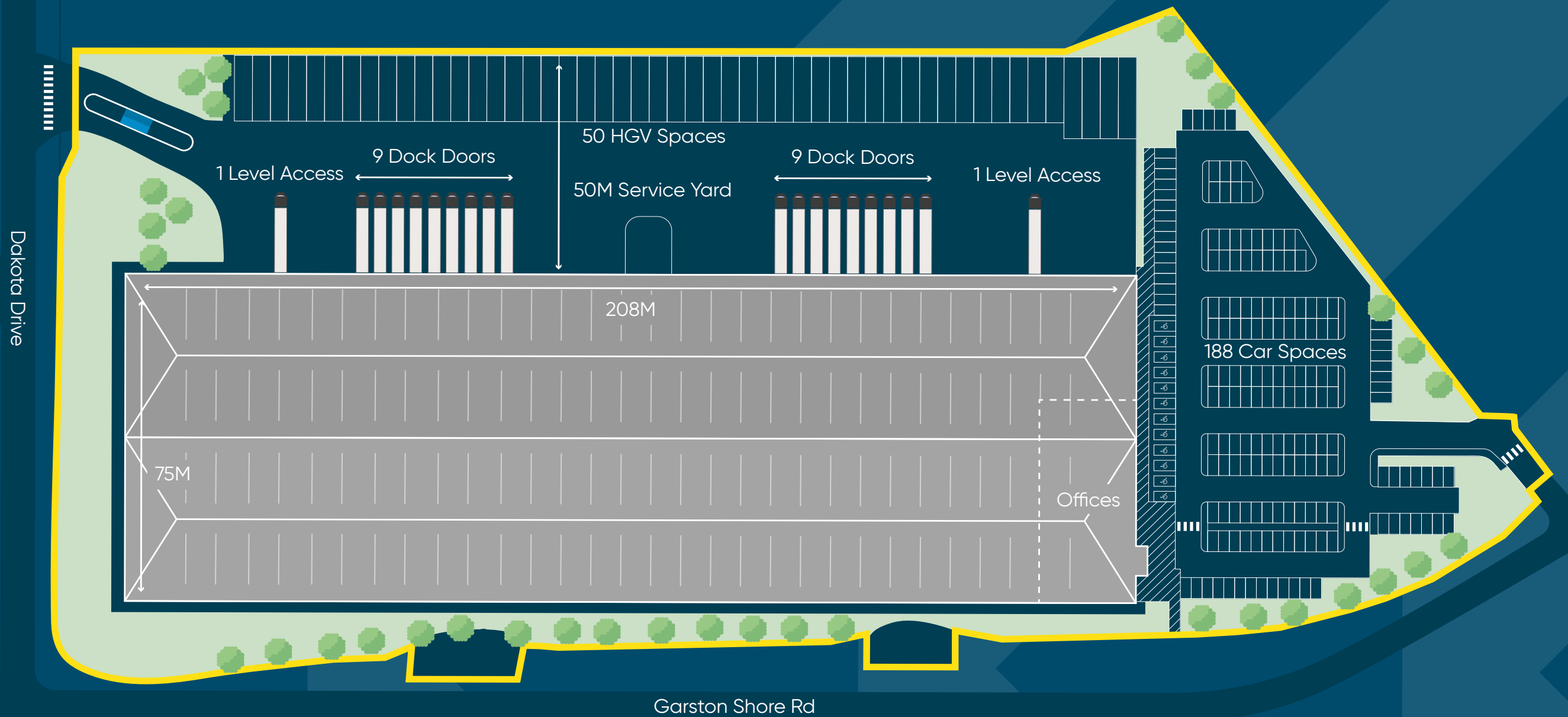
Port  
14 miles / 25 mins

L175

Manufacturing Made Easy,  
Distribution Made Convenient







# L175

## Available Now

Unit	Sq M	Sq Ft
Warehouse	15,481.17	166,638
Ground Floor Reception	110.36	1,188
First Floor Offices	767.20	8,258
<b>Total</b>	<b>16,358.73</b>	<b>176,084</b>



Fully Fitted  
Canteen Area



Refurbished  
Office Space



Constructed  
In 2016



12.5m  
Eaves Height



Up to 25,270  
Pallet Spaces



LED  
Lighting



18 Dock  
Level  
Doors



2 Level  
Access  
Doors



500kVA -  
3 phase  
Power Supply



50 HGV  
Parking  
Spaces



50KN/m2  
Warehouse  
Floor Loading



188 Car  
Parking  
Spaces



# Unlock Your Opportunities

L175 could benefit from becoming a Freeport Customs Site:



188 CAR  
PARKING SPACES

9 DOCK  
DOORS

9 DOCK  
DOORS

50 HGV  
PARKING SPACES

50M YARD  
DEPTH





# Maximise Your Potential

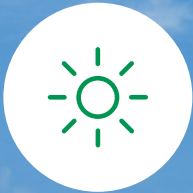
Indicative racking options	25,270	18,620
Racking width	900	900
Space between racks	200	200
Minimum aisle width	2,000mm	2,000mm
Tunnel through all aisles	2 spaces high (4 pallet spaces)	2 spaces high (4 pallet spaces)
Number of rows	94	70
Number of pallets high	6	6
Number of pallets per row	266 (6x45 - 4 for tunnel)	266 (6x45 - 4 for tunnel)
Approx total of pallet spaces	25,270 (94 x pallets per row: 266)	18,620 (70 x pallets per row: 266)



BREEAM  
Very Good



Secure Cycle  
Parking



12%  
Rooflights



Roof Structure  
Capable of  
Accommodating  
Solar Panels



EPC 'A'  
Rating

Sustainability  
At The Core  
Of Your Business



# The Logistics Destination Of Choice



## Established Manufacturing & Distribution Location

Recognised for attracting both pharma, automotive and retail distribution companies.



## Proven Strategic Location

Direct dual carriageway access to the M62 and M56 motorways.



## Labour Pool

Highly skilled, readily available workforce of more than 666,000 people within a 30 minute drive time.



## Just In Time Delivery

5 minutes drive from Jaguar Land Rover's Halewood plant.



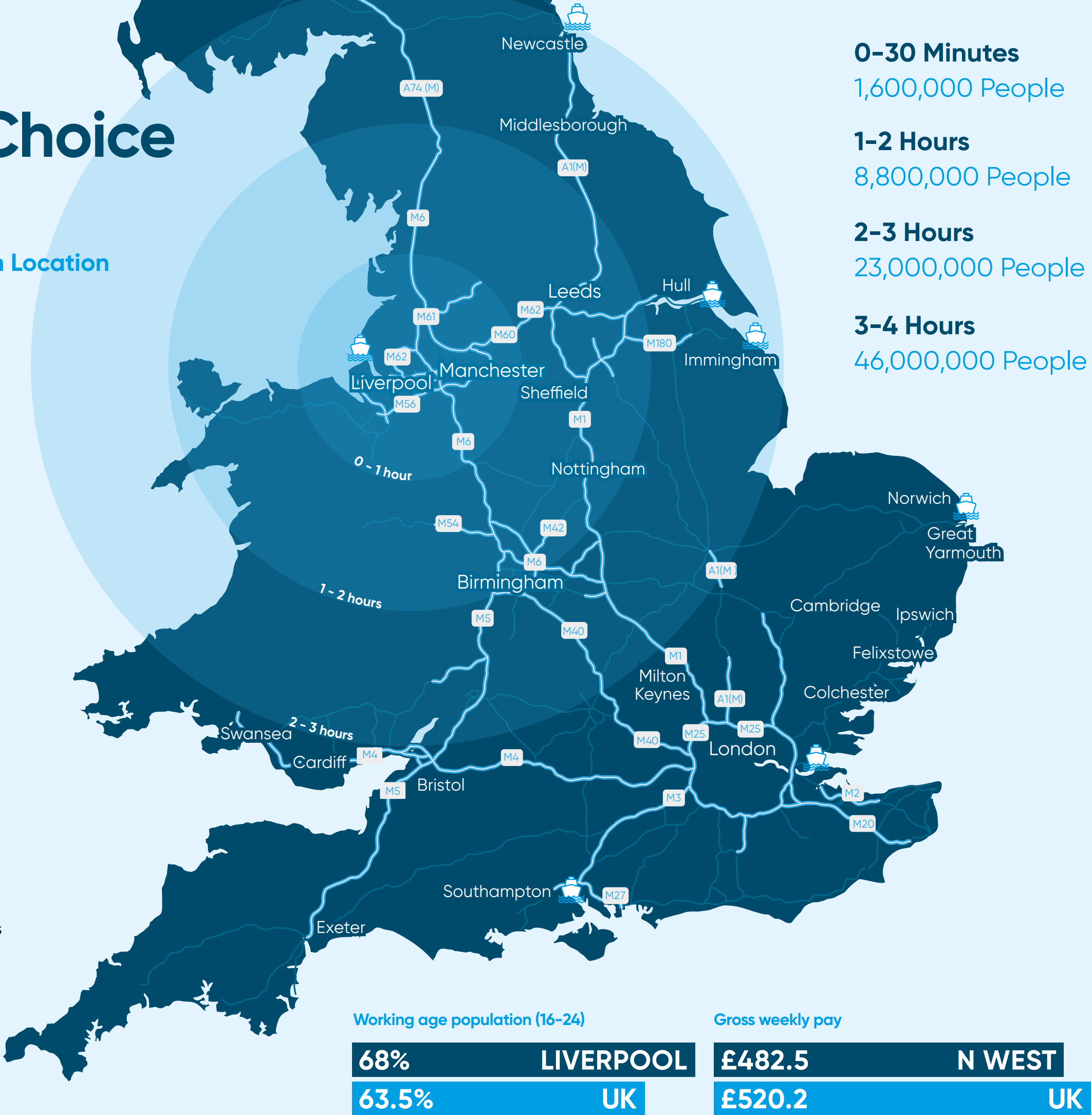
## Liverpool

Only 12 miles away, the terminal at the Port of Liverpool enables the largest vessels to call directly in the heart of the UK.



## Home To Leading Occupiers

Including Jaguar Land Rover, Adient, Bidfood, CSL Seqirus, B&M, DHL and IAC Group.



# Bringing Intermodal Transport To Your Doorstep



## Liverpool A561

8 miles / 18 mins

## Warrington M62 J10/M6 J21a

18 miles / 36 mins

## Manchester M62 J12

27 miles / 53 mins

## Leeds M62 J27

65 miles / 2 hrs

## Birmingham M6 J6

91 miles / 2 hrs 46 mins

## London M1 J1

194 miles / 5 hrs 38 mins



## Liverpool Lime Street

7.2 miles / 24 mins



## Liverpool Airport

2 miles / 5 mins



## Port of Liverpool

14 miles / 40 mins

## Immingham

140 miles / 2 hrs 20 mins

## DTRE

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