

# VELOCITY

A development by

**MARSHALL**

STIRLING ROAD | SPEKE | LIVERPOOL | L24 1AF

New Industrial / Trade Units from

**5,250 sq ft - 31,500 sq ft**

(487 sq m - 2,926 sq m)

> Established industrial location within immediate proximity to Liverpool John Lennon Airport



Velocity will provide a highly specified, new build development with units ranging from 5,250–31,500 sq ft.

The estate occupies a highly prominent location fronting Speke Hall Avenue, within immediate proximity to Liverpool John Lennon Airport.



Speke Hall Avenue

UNIT A

UNIT B

PHASE 1  
completed april 2023

VELOCITY

Stirling Road

>> AERIAL

>> THE SITE

>> UNITS A1-A6

>> UNIT B

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>> AERIAL

>> THE SITE

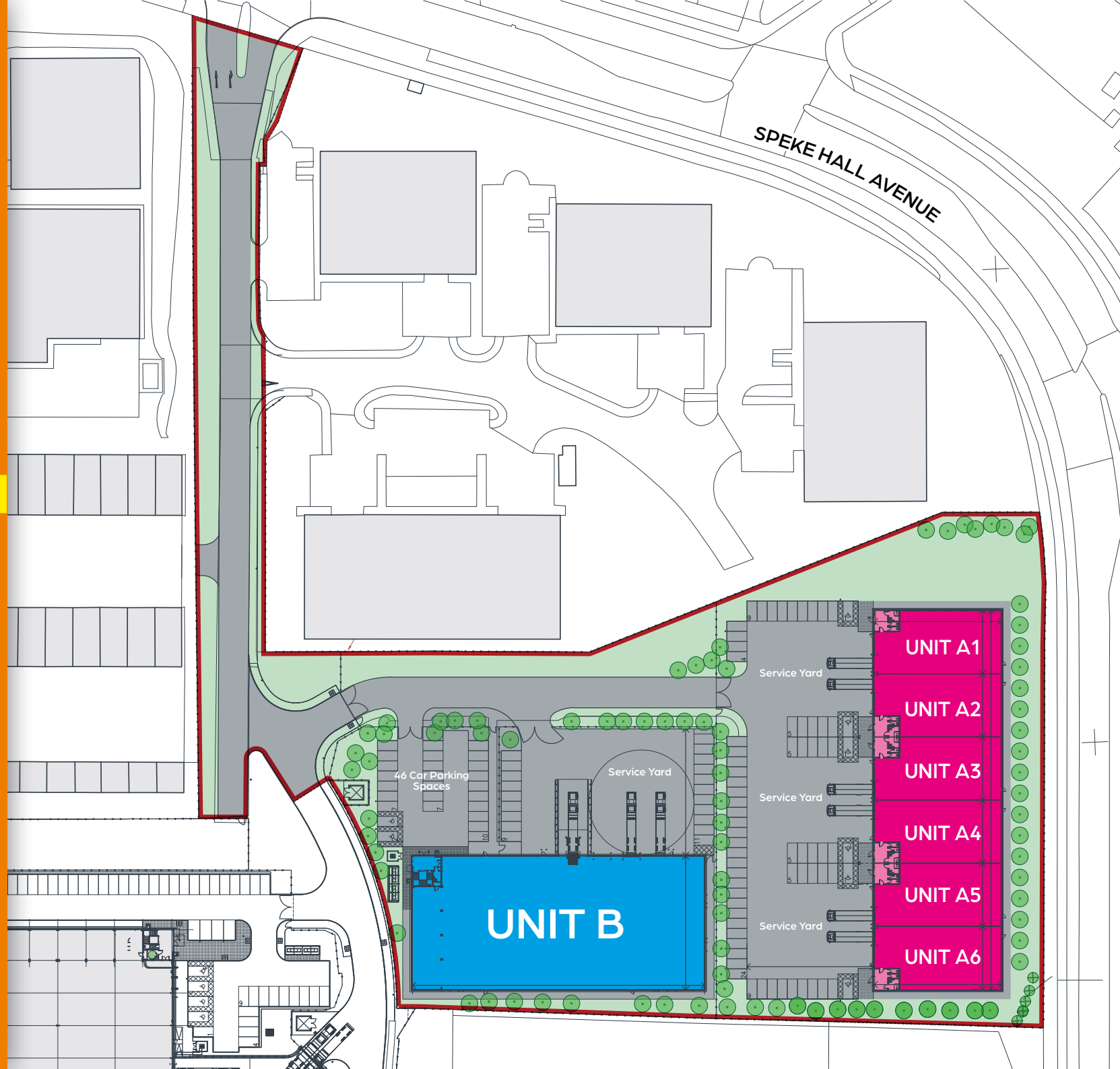
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## THE SITE

The site is accessed via Stirling Road from its junction with Speke Hall Avenue.

The development provides a total of 57,000 sq ft across a detached unit of 25,500 sq ft and a terrace of 6 units each of 5,250 sq ft.

The units are highly sustainable with a target "Excellent" Breeam Rating and EPC A.

UNIT	SQ FT	SQ M
A1	5,250	487
A2	5,250	487
A3	5,250	487
A4	5,250	487
A5	5,250	487
A6	5,250	487
<b>UNIT A TOTAL</b>	<b>31,500</b>	<b>2,926</b>
<b>UNIT B TOTAL</b>	<b>25,500</b>	<b>7,107</b>

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Steel portal frame construction



9m eaves height



50 kN/sqm



Ground floor pod office



Kitchenette



Electrically operated level access loading door



3 phase power



Allocated parking

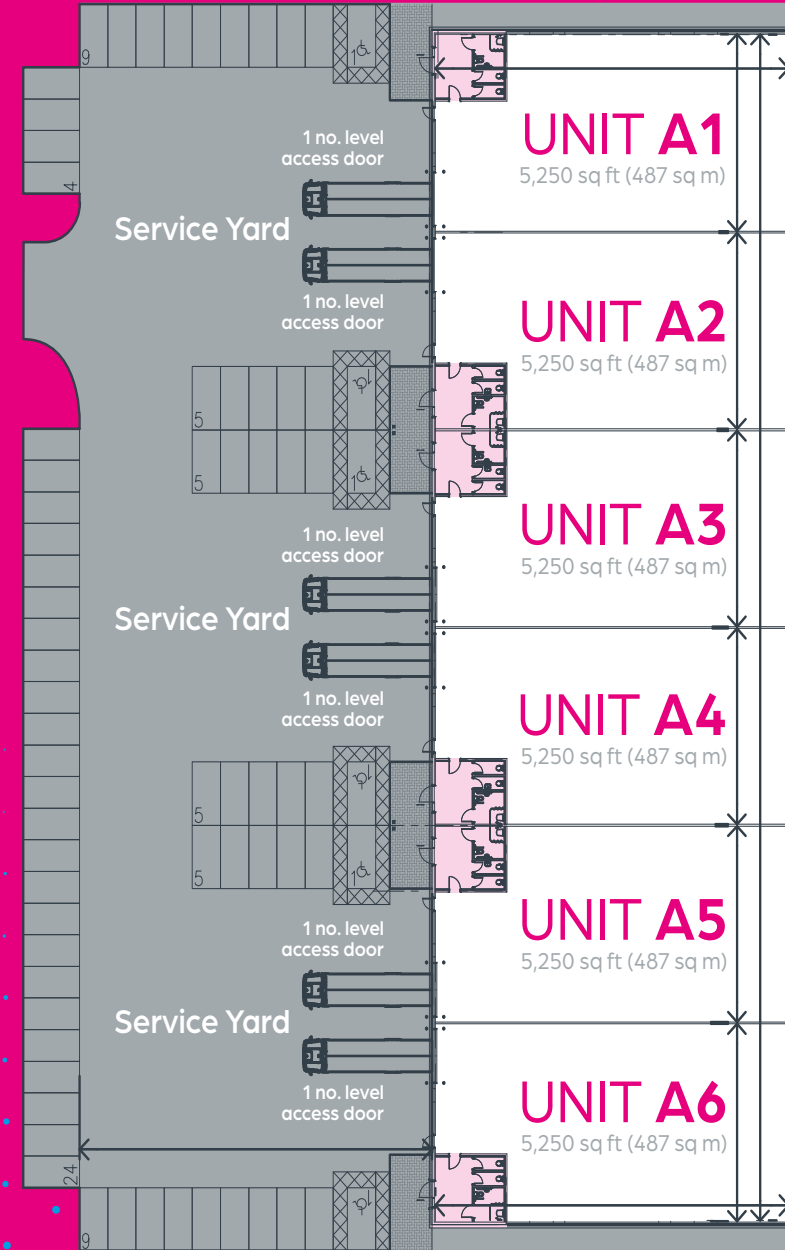


## UNITS A1-A6

We understand the breakdown of the floor areas in the building to be as follows:

UNIT	WAREHOUSE	OFFICE
A1	4,750 sq ft (441 sq m)	500 sq ft (46 sq m)
A2	4,750 sq ft (441 sq m)	500 sq ft (46 sq m)
A3	4,750 sq ft (441 sq m)	500 sq ft (46 sq m)

UNIT	WAREHOUSE	OFFICE
A4	4,750 sq ft (441 sq m)	500 sq ft (46 sq m)
A5	4,750 sq ft (441 sq m)	500 sq ft (46 sq m)
A6	4,750 sq ft (441 sq m)	500 sq ft (46 sq m)



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Steel portal frame construction



10m eaves height



50 kN/sqm



First floor pod office



Dock level loading door



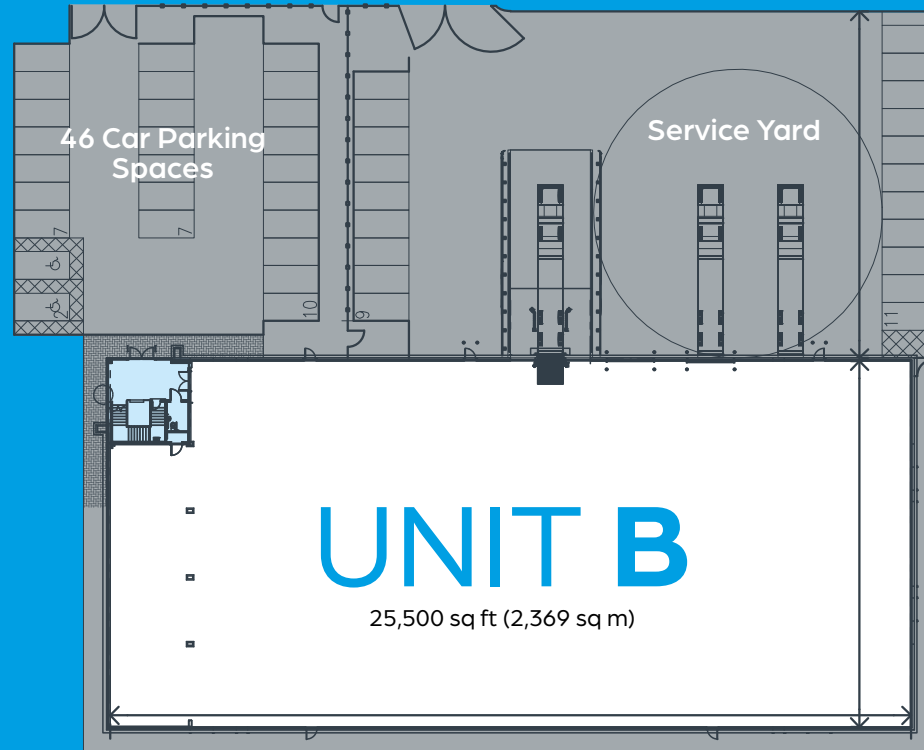
2 electrically operated level access loading doors



3 phase power



46 car parking spaces



## UNIT B

We understand the breakdown of the floor areas in the building to be as follows:

	SQ FT	SQ M
WAREHOUSE	23,500	2183
OFFICE	2,000	185
<b>TOTAL</b>	<b>25,500</b>	<b>7,107</b>

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**HURRICANE 52**  
Estuary Business Park,  
South Liverpool L24 8RF



**NORTHSIDE 45**  
Junction 8 M53, Ellesmere Port



**STEALTH 525**  
Welsh Road, Northern Gateway,  
Deeside CH5 2RD



**STEALTH 134**  
Welsh Road, Northern Gateway,  
Deeside CH5 2RD



**AIR LOGISTICS**  
Holgate Court, 1 Owen Drive,  
Liverpool, L24 1YL



**ESPRIT**  
Northbank Industrial Park,  
Irlam Wharf Road, Irlam, Manchester

# MARSHALL DEVELOPMENTS

## A Family Run Business for Over 120 Years

Originally founded in Elland, West Yorkshire in 1901 and now owned and run by the fourth generation of the family, the Marshall Group has built a solid reputation over the years for quality developments completed on schedule, to budget and with an unerring attention to detail.

A lot of our work comes through repeat business and client referral, a fact of which we are extremely proud.



**BEST IN CLASS**  
Technical Team  
as Consultants



**LIVE PROJECTS**  
Focused in the  
NW region



**ESG**  
Developing to  
BREEAM very good

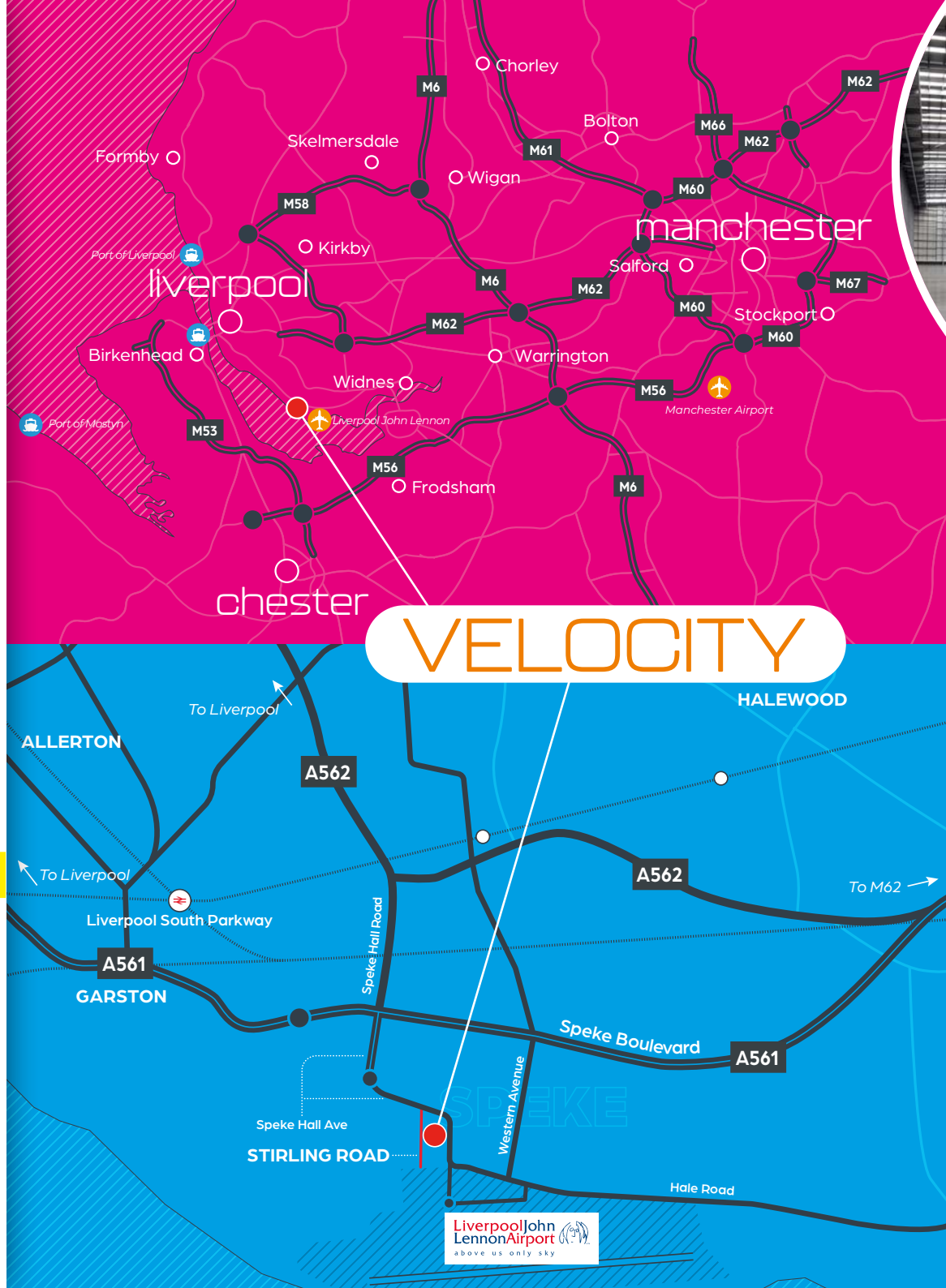


**FOCUSED**  
Home Team



**PRIVATELY OWNED**

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## LOCATION

Speke's principal vehicular route is the A561 Speke Boulevard, providing connections from Liverpool City Centre to the North and the A562 at its Junction with the M57 Knowsley Expressway to the East.

The M57 Knowsley Expressway provides connections between conurbations throughout North and South Liverpool and links with Junction 6 M62 at Tarbock Island within 7 miles.

Access from Chester and North Wales to the south is via the M53/M56 corridors which are linked via the new Mersey Gateway Bridge within 7 miles.

### Drive distances from velocity

Destination	Miles
Liverpool (City Centre)	8
Warrington	18
Manchester	34
Birmingham	99



Liverpool John Lennon Airport  
1 min



M57  
10 mins (3.5 miles)  
M62  
14 mins (6 miles)  
M6  
24 mins (17 miles)



Liverpool South Parkway Station  
5 mins (2 miles)



Port of Liverpool  
38 mins (21 miles)



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## TENURE

The unit will be available on a Long Leasehold/ Leasehold basis on terms to be agreed.

## RATES

Upon application.

## VAT

VAT will be applicable at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

## CONTACTS

For further information, please contact the joint agents.



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07951 277 612



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jatherton@savills.com  
07778 050197



A development by

**MARSHALL**

COMMERCIAL DEVELOPMENT OPPORTUNITIES

**01422 376 821**

WWW.MARSHALLCDP.COM

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