

NEW BUILD INDUSTRIAL WAREHOUSE UNIT

128,000 SQ FT

TO LET



128

ESTUARY COMMERCE PARK
LIVERPOOL L24 8QR

network 
space  



Estuary 128 provides an exciting opportunity to secure a high quality industrial warehouse unit at Liverpool's premier business location, Estuary Commerce Park. **Estuary 128** is one of the most prominent and well located plots within the Park.

The **128,000 sq ft** unit is immediately deliverable with leasehold and long leasehold ownership options potentially available.





SITE PLAN

UNIT 1	SQ M	SQ FT
Ground Floor	10,855	116,842
First Floor	1,043	11,226
Total	11,898	128,068
Plot area 6.7 Acres		

PLACE
HOLDER

PLACE
HOLDER

PLACE
HOLDER

Estuary Business Park is recognised both in the North West and beyond as Liverpool City Region's premier location for a wide variety of business occupiers.

The low density park incorporates striking water features and landscaping, superb infrastructure and superior management standards. Located at the hub of a new integrated road/rail network and next to the UK's fastest growing airport.

Estuary Prime provides the last remaining development opportunity, located in a prime frontage position within the estate and wider by a rich mix of commerce including over 1 million sq ft of automotive and bio pharma space.

DRIVE TIMES

Manchester	40 mins
Leeds	1 hr 15 mins
Birmingham	1 hr 40 mins
Cardiff	3 hr 20 mins
London	3 hr 40 mins
Glasgow	3 hr 40 mins
Edinburgh	4 hr 10 mins



Liverpool John Lennon Airport
2 mins



M62 - J4
M57 - J6
10 mins



Liverpool South Parkway
2 mins

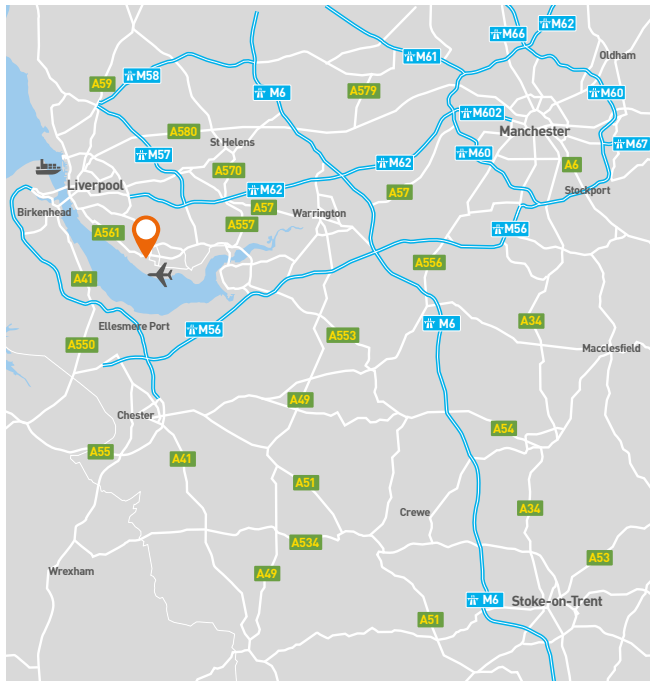


Port of Liverpool
15 mins



Manchester International
35 mins

Sat Nav: **L24 8QR**
What3Words:
reassured.chum.removals





AGENT



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A NEW DEVELOPMENT BY NETWORK SPACE

Operating across the Northern Powerhouse region, Network Space is a commercial property developer, investor and manager specialising in the industrial warehouse sector.

It creates and nurtures exceptional industrial property for local, national and international organisations, providing the best environments in which to prosper. The company's mission is to create property that is fit for the future and will deliver sustainable long-term value for all involved.



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