

AVAILABLE NOW

# HURRICANE 52

BRAND NEW INDUSTRIAL / DISTRIBUTION UNIT

52,760 sq ft (4,902 sq m)

ESTUARY BUSINESS PARK  
SOUTH LIVERPOOL  
L24 8RF

TO LET



THE **PREMIER BUSINESS LOCATION** IN THE LIVERPOOL CITY REGION

[www.hurricane-speke.co.uk](http://www.hurricane-speke.co.uk)





PHASE 1 LET TO  
kukoon  
rugs

GEFCO  
LOGISTICS FOR MANUFACTURERS

North West Ambulance Service  
NHS

Sainsbury's

Bidfood

GEFCO

ADIENT

communisis

ADM

psl

HURRICANE 52

bm

Prinovis

YANCO  
Innovative Insecticide Solutions

shop  
direct  
group

CROWNE PLAZA  
HOTELS · RESORTS

bm

DHL

David Lloyd

kaysmedical

NEW MERSEY  
RETAIL PARK

A561

A561



## THE PREMIER LOCATION FOR BUSINESS

Estuary Business Park has established itself at the heart of South Liverpool's dramatic resurgence. It is now recognised, both in the North West and beyond as a 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, Estuary also lies next to the UK's fastest growing airport.

South Liverpool itself offers a rich mix of commerce with over 1 million sq ft of automotive and bio-pharma space. Within the immediate catchment, amenities include Crowne Plaza, Premier Inn and Travelodge hotels, New Mersey Retail Park whose occupiers include Marks & Spencer and Boots, and a David Lloyd Leisure Club.

With Liverpool City Centre just 20 minutes away you can share the lifestyle of one of Europe's most vibrant cities. Already rich in tradition and with outstanding architecture, museums, music and theatre, Liverpool's recent regeneration has added a striving contemporary bar and restaurant scene.



LIVERPOOL IS A DESIGNATED FREEPORT

**HURRICANE 52**



Liverpool John Lennon Airport  
2 minutes



Liverpool South Parkway  
5 minutes



M56 Junction 12  
M62 Junction 4  
M57 Junction 6  
15 minutes



Port of Liverpool Seaforth  
15 minutes



Manchester International Airport  
35 minutes

## TRANSPORT INFRASTRUCTURE

- Direct dual carriageway access to M62, M56 and M58 and onto the National Motorway Network.
- Major road / rail interchange at the recently completed Liverpool South Parkway.
- Intercontinental service by sea from the Port of Liverpool and Freeport.
- Regular bus service to the City Centre and suburbs.

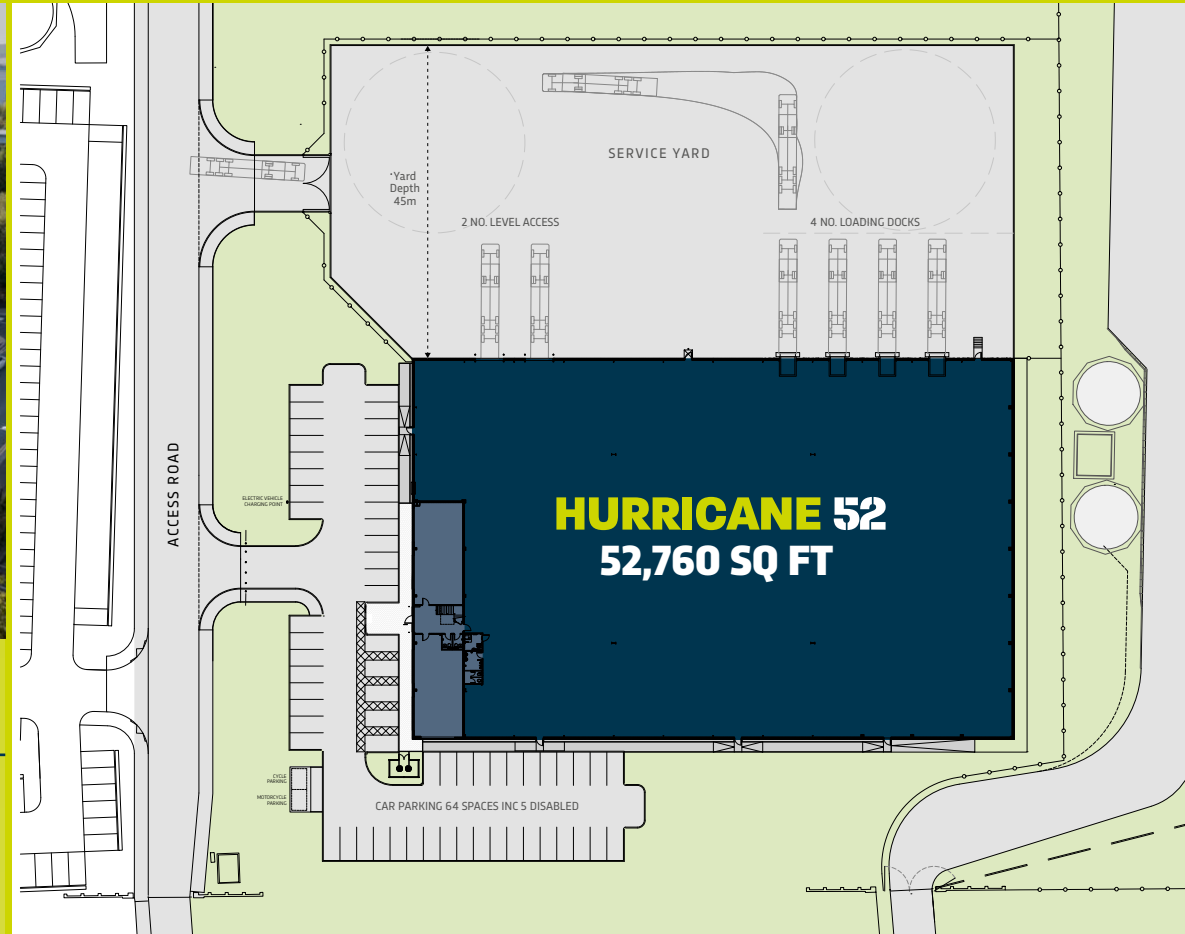
With national and international air links at Liverpool and Manchester Airports, a direct expressway linking to the UK motorway network, and all the facilities at the Port of Liverpool at your disposal, your business has instant access to all key national and international destinations.

The New Mersey Crossing further enhances access to the M56 motorway, including communication links to both labour and markets.

## DRIVE TIMES

Halewood Plant	6 minutes
Manchester	35 minutes
Leeds	60 minutes
Birmingham	80 minutes
Cardiff	180 minutes
London	220 minutes
Glasgow	220 minutes
Edinburgh	250 minutes





## DESCRIPTION

Hurricane 52 comprises a high quality new build industrial unit available for immediate occupation on one of the most high profile business parks in the region.

The unit provides a best-in-class specification with 12m eaves, a 45m self-contained yard, 64 car parking spaces and a 69.3 KW solar PV system. Hurricane 52 also offers a BREEAM 'Very Good' accreditation and an EPC rating of A.

## SITE PLAN

## SCHEDULE OF ACCOMMODATION

HURRICANE 52	Sq Ft	Sq M
Warehouse	47,474	4,410
Ground Floor Offices	2,735	254
First Floor Offices	2,551	238
<b>TOTAL</b>	<b>52,760</b>	<b>4,902</b>



HIGH QUALITY, NEW BUILD **ACCOMMODATION**

**HURRICANE 52**





Fully enclosed self contained site



12m to the underside of the haunch



4 dock level and 2 level access loading doors



Floor loading of 50kN/m<sup>2</sup>



3 phase power supply of 250 KVA



45m yard depth



Two-storey, fully fitted offices



64 marked car parking spaces



Separate loading and yard area



EPC Rating A Breeam Very Good



Electric car charging point



PV installed 69.3 KW system

**HIGH QUALITY SPECIFICATION**

**HURRICANE 52**





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# HURRICANE 52

ESTUARY BUSINESS PARK, SOUTH LIVERPOOL, L24 8RF

## TERMS

Unit available on a leasehold basis on terms to be agreed.

## VAT

Chargeable where applicable at the prevailing rate.

## LEGAL'S

Each party is responsible for their own legal costs.

## GRANTS

Qualifying companies may be eligible for grants. For full details please contact Liverpool City Council.

## CONTACTS

For further information or to arrange a viewing please contact the joint letting agents.



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