



/NDURENT

LINK BUSINESS PARK

L36 6BP
///PLATES.TILE.BILLS

A HIGH QUALITY WAREHOUSE UNIT

7, 8 & 9B COMBINED: 57,783 SQ FT (5,368 SQ M)

Available now



Located next to M62/M57



6 electronic level access
doors across 3 elevations and
1 dock level loading door

Warehousing that Works.

High performance space for your business.

Unit 7, 8 & 9B on Link Business Park provides high quality industrial space in a prime industrial location within Huyton.

The unit benefits from the following specification:

- Steel portal frame construction
- 6 electronic level access doors across 3 elevations and 1 dock level loading door
- Loading on 3 elevations
- Secure private yards to the front (including 25 plus car parking spaces) and rear of the unit
- 4.8 – 6.2m internal height
- High quality integral office areas, with canteen facilities
- Corner plot ensuring road frontage from 2 directions
- Suitable for use class B1, B2, and B8. Other use classes may be considered (subject to planning)
- Units can be split if required



Warehousing that Works.





Why choose Link Business Park?



Two international airports being within 35 minutes



1.7 miles from Huyton and 9.3 miles from Liverpool city centre



24 hour access 365 days of the year



Suitable for use B1/B2/B8



Warehousing that Works.



Warehousing that Works.



EXCEPTIONAL TRANSPORT LINKS.

With immediate access to the M62/M57 interchange.



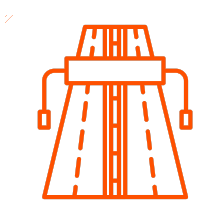
SURROUNDING OCCUPIERS.

Home to many large international and national businesses, including several trade occupiers, including: Screwfix, Howdens HSS Hire, Plumb Center and Parcelforce.



Warehousing that Works.

You're well-connected.



MAJOR ROADS

M62 >1 mile
M57 >1 mile



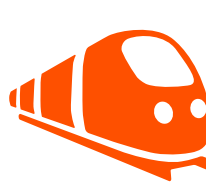
CITIES/MAJOR TOWNS

Huyton 1.7 miles
Liverpool 9.3 miles
Warrington 12 miles
Manchester 28 miles



AIRPORTS

Liverpool Airport 8 miles
Manchester Airport 28 miles



TRAIN LINE

Liverpool Lime Street Station 8.4 miles

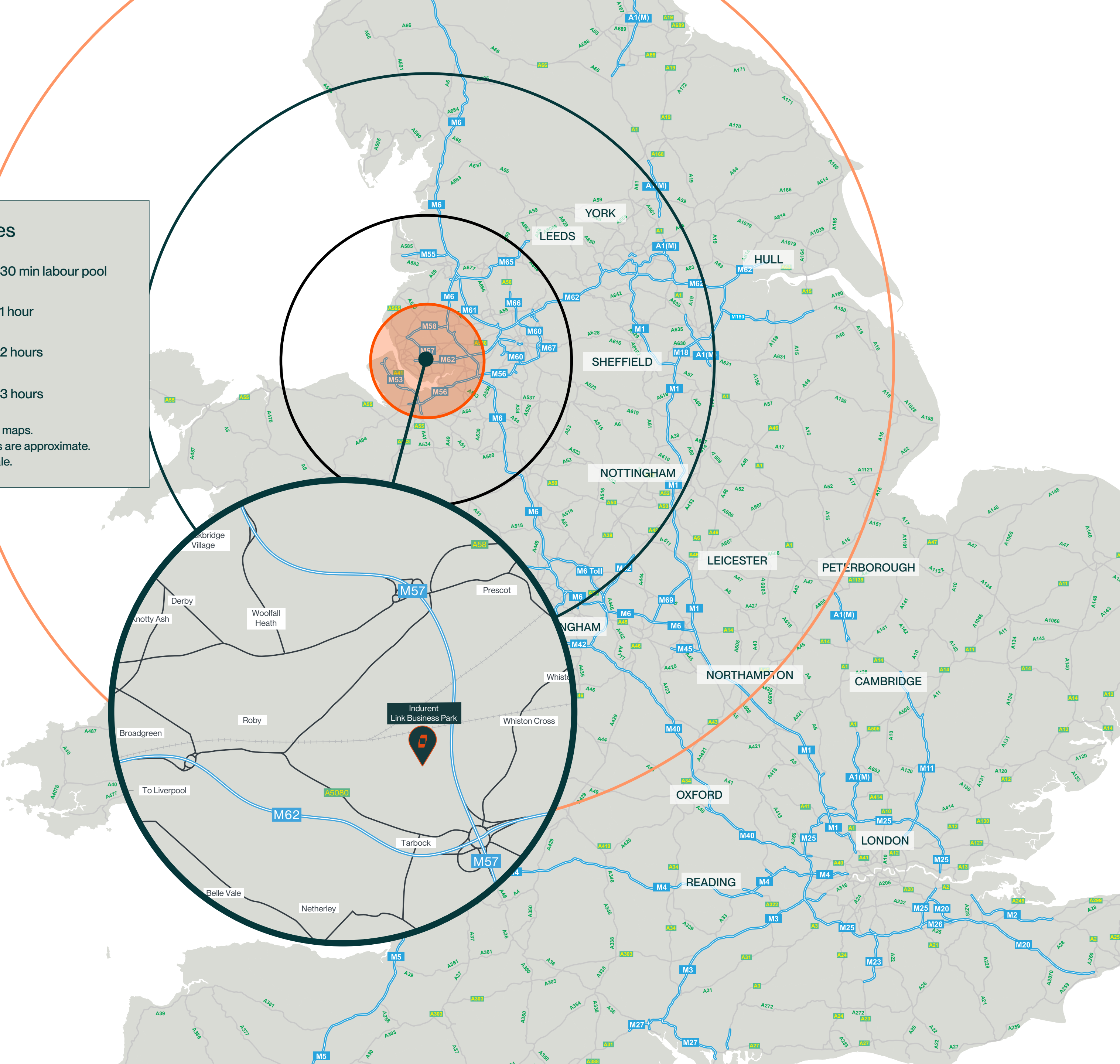
Train Times (Liverpool Lime Street Station)

Manchester Victoria	37 mins
Birmingham New Street	103 mins
Sheffield Station	104 mins
Leeds Station	106 mins
London Euston	152 mins
Nottingham	178 mins
Middlesborough	208 mins

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Schedule of accommodation.

Link Business Park is located in Huyton, on the edge of Liverpool, providing rapid access to the wider Merseyside area:

- The unit is immediately accessible from the M62/M57 interchange, putting it in a prime position to connect to the wider motorway network throughout the North West.
- The unit is positioned moments from Wilson Road, within the Huyton Industrial Park which is home to many large international and national businesses, including several trade occupiers.

	UNIT 7 & 8	UNIT 9B
WAREHOUSE	46,025 SQ FT (4,276 SQ M)	8,269 SQ FT (768 SQ M)
OFFICES INC. RECEPTION & GF CORE	3,489 SQ FT (324 SQ M)	
TOTAL	49,514 SQ FT (4,600 SQ M)	8,269 SQ FT (768 SQ M)
CLEAR INTERNAL HEIGHT	4.8 – 6.2 M	4.8 – 6.2 M
LEVEL ACCESS LOADING DOORS	6	6
DOCK LEVEL LOADING DOOR	1	1
CAR PARKING SPACES	25	25
TOTAL IF COMBINED	57,783 SQ FT (5,368 SQ M)	



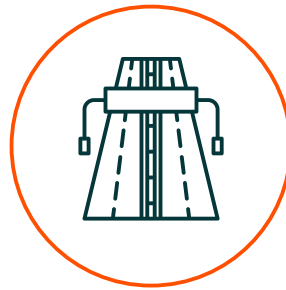
24 hour
access/use



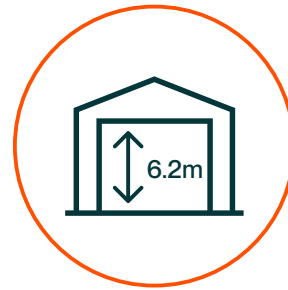
Suitable for use
B1/B2/B8



25 car parking
spaces



Immediate M62/
M57 interchange
access



Up to 6.2m clear
internal height



Warehousing that Works.



Take a 3D tour →

Floor plan.





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Discover more



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Warehousing that Works.



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