

Industrial

UNIT 1B | BOULEVARD INDUSTRIAL PARK

Renaissance Way, Liverpool, L24 9PL

Images coming soon

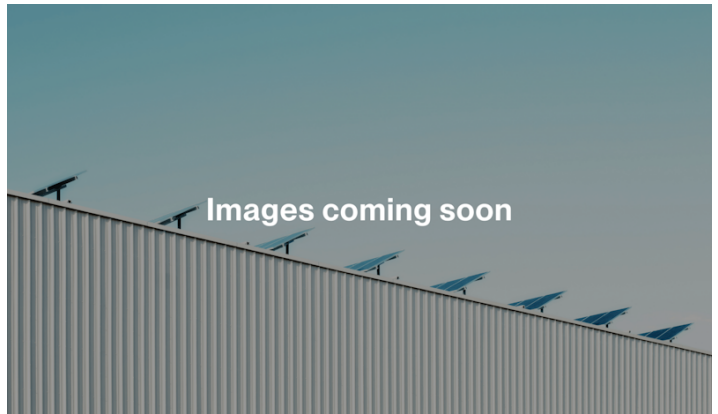
UNIT 1B | 159,097 SQ FT

Unit 1B at Boulevard Industrial Park is a substantial modern industrial and production facility

Unit 1B at Boulevard Industrial Park is a substantial modern industrial and production facility extending to 159,097 sq ft. The unit is a detached steel portal frame building with an 8m eaves height, full-height composite cladding, and a built-up insulated metal roof incorporating continuous barrel roof lights. It includes two-storey office and ancillary accommodation positioned at the front of the building, featuring a double-height entrance atrium, production offices, staff welfare space at ground floor, and first floor office suites. The warehouse benefits from loading doors to both sides, and internal lighting. Externally, the unit occupies the centre of its own secure plot, with car parking to the front and a dedicated concrete service yard to the side, with shared access roads between neighbouring units.

Situated within Boulevard Industrial Park in Speke, the unit enjoys a prominent position off Speke Boulevard (A561), and less than one mile from Liverpool John Lennon Airport. The park benefits from strong transport links, including close access to the M62, M56, M57 and Garston Freight Terminal.

Service/maintenance charges and insurance payable for this unit are to be confirmed.



Lease Type

New

Unit Summary

- Office Accommodation
- 8m Clear Internal Height
- Secure yard
- Car Parking
- Close to Transport
- Premier Industrial Location

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£1,272,776.00	£8.00
Rates	£419,840.00	£2.64
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£1,692,616.00	£10.64

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

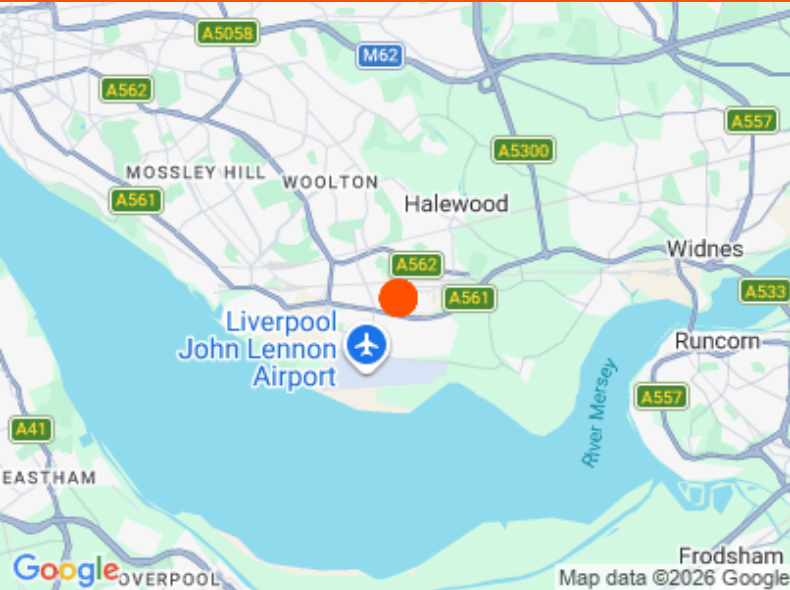
→ For more info please visit: unit.info/U6P0600002

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Location

Located with immediate access to the A561 Speke Boulevard, and just 3 miles from Junction 6 of the M62, Boulevard Industrial Park offers excellent connectivity to Liverpool, Manchester, and the wider UK logistics network.



Road
M62: 3 miles



Airport
Liverpool John Lennon Airport: 1 miles



Rail
Hunts Cross Station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (47)



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Key Contact



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