

PRELIMINARY ANNOUNCEMENT

SPACE 170

1 PIGHUE LANE, LIVERPOOL L7 9QA



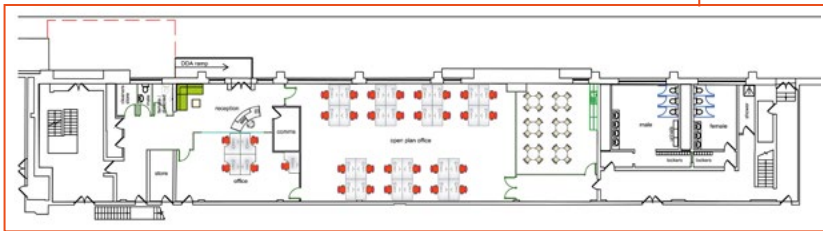
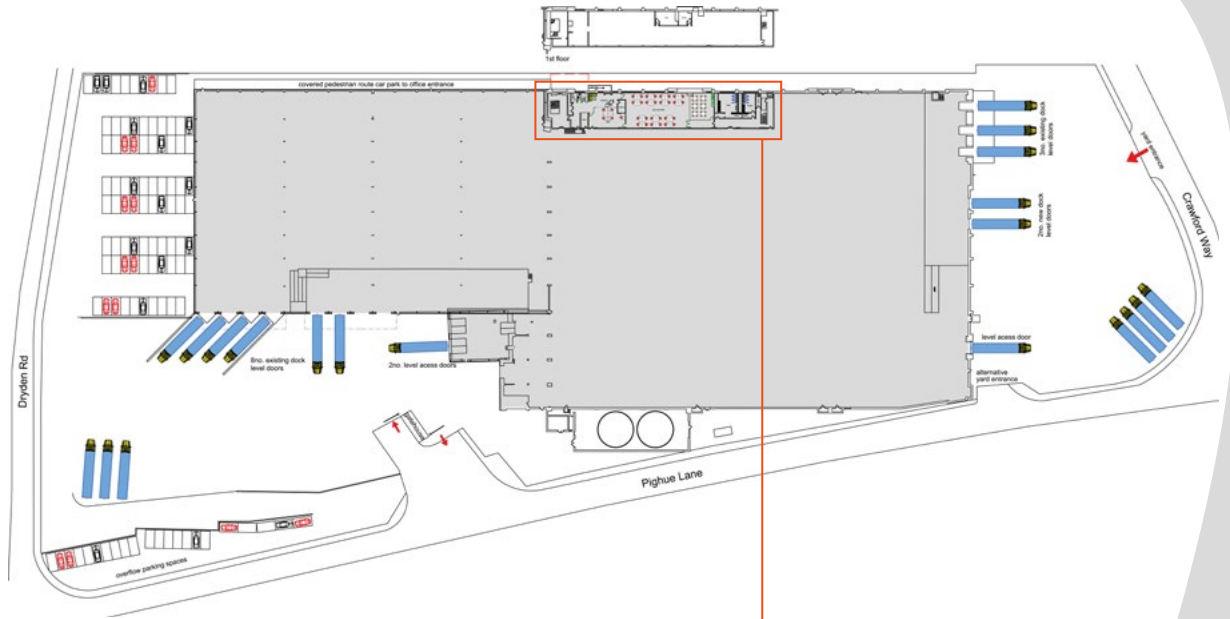
TO LET (MAY SELL)

DETACHED INDUSTRIAL/WAREHOUSE FACILITY

170,000 SQ FT (MAY SPLIT)

- Strategic location close to the city centre, M62 motorway, port of Liverpool and Jaguar Land Rover
- Unique open plan space with no pillars to main warehouse
- Suitable for warehousing or manufacturing

FULL REFURBISHMENT UNDERWAY DUE FOR COMPLETION SEPTEMBER 2015



ACCOMMODATION

SPACE 1

Ground floor office / amenities	5,990 sq ft
First floor office / amenities	5,990 sq ft
Main warehouse	99,124 sq ft
Ancillary warehouse	58,966 sq ft
Total GIA	170,070 sq ft

Site area **7.53 acres**

DESCRIPTION

Space 170 comprises a high quality self-contained industrial/warehouse facility that is currently undergoing a full re-modelling and refurbishment programme to provide high quality space for this strategic location in Merseyside.

The building is split into two existing sections as follows:-

MAIN BUILDING

Totals 111,000 sq ft and comprises a large open plan warehouse and two storey amenity block.

The warehouse area is unique in that it has a single span (without a single column) and a minimum headroom of 7m rising to 10m at the apex.

Refurbishment will see the unit finished with a specification as follows:-

- High bay sodium lighting
- Roof mounted sprinklers
- 3 dock level doors and 1 level access loading door
- Dedicated car park/yard area
- Two storey office and amenity areas
- Dedicated sub-station providing a large power supply
- Warehouse heating

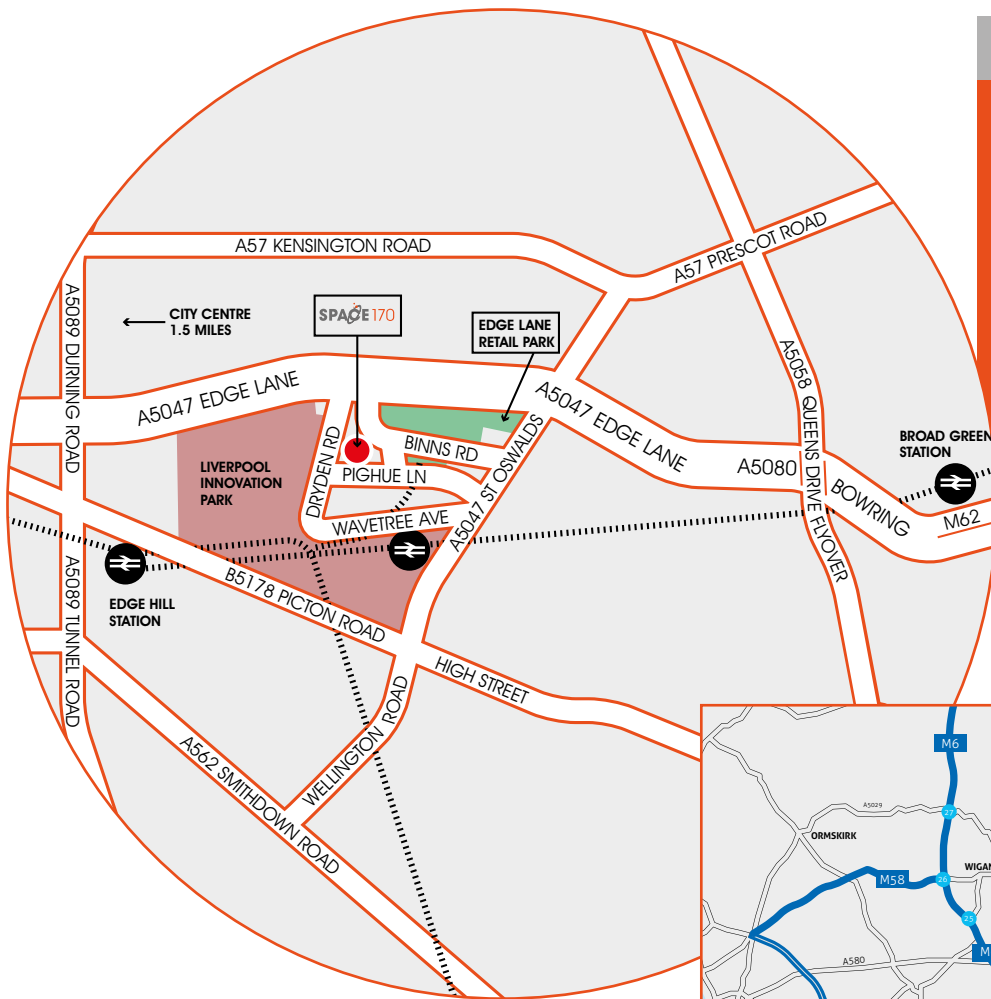
EXTENSION

Comprises two bay modern warehouse facility of 60,000 sq ft steel portal frame construction.

The building is steel portal frame and has a specification as follows:-

- Insulated metal profile cladding and elevations incorporating 10% translucent roof lights
- Minimum headroom of 4.75m to eaves and 6.5m to apex
- New high bay sodium lighting
- Gas hot air blower heaters
- High level sprinklers
- 8 no. dock loading doors
- Large dedicated concreted yard area
- Separate dedicated car park area

The whole site is enclosed with perimeter fencing with a security hut at the Pighue Lane entrance.



DRIVE TIMES

LOCATION	MILES
M62 Motorway	1
M6 Motorway	17
Port of Liverpool	5
Liverpool John Lennon Airport	8.3
Jaguar Land Rover Plant	9
Manchester	32
Birmingham	96
London	210
Glasgow	227
Hull	125

LOCATION

Space 170 is located next to the Edge Lane Retail Park (set to undergo a major transformation and extension), Liverpool Innovation Park and Wavertree Technology Park.

Edge Lane is a vibrant area within the city region and continues to be the focus of much development. Being transformed into a major two line highway, linking the M62 (5 min drive) to the city centre (East to West) and links into the Queen Drive ring road which links Port of Liverpool and Liverpool Airport (North to South). The Edge Lane Retail Park, has planning consent for remodelling an extension comprising new retail and leisure facilities. The retail development is underway and will comprise a remodelling of the existing scheme with the addition of substantial new retail and leisure space.

Liverpool Innovation Park, predominantly owned by Space North West, is a major business park comprising over 1m sq ft of existing accommodation with land for further new build. The Innovation Park is a major employment area in the City and home to major occupiers including; Barclays Bank, Gardner Systems, Sony, Baxter Healthcare and The Roy Castle Lung Cancer Foundation.

Public transport is well served in the vicinity with numerous bus routes running down Edge Lane and Wavertree Technology Park train station within a 5 minute walk from Space 171.

TERMS

The building is available to lease or purchase on terms to be agreed.

GRANTS / FINANCIAL ASSISTANCE

Merseyside remains an assisted area allowing occupants to secure grants for new employment creating projects. For full details please contact Liverpool City Council.



FURTHER INFORMATION/VIEWINGS



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