



• EASY ACCESS TO JUNCTION 6 OF THE M62 • CLOSE TO PORT OF LIVERPOOL • ADJACENT TO LIVERPOOL JOHN LENNON AIRPORT •

For Sale

Freehold Development Opportunity on a site of 2.48 Acres

De Havilland Drive : Speke : Liverpool : L24 8RL


**Liverpool
International**
BUSINESS PARK



Location

The site is located fronting De Havilland Drive close to its junction with Dakota Drive on Liverpool International Business Park. De Havilland Drive connects to Estuary Boulevard the main spine road through the estate. Estuary Boulevard provides direct signal controlled access to Speke Boulevard (A561) which in turn connects to Knowsley Expressway and onto the M62 (Junction 6) M57 interchange.

Liverpool City Centre is approximately 6 miles from the site and Junction 6 of the M62 motorway is approximately 4.75 miles from the site. The M62 provides excellent access to the national motorway network. The M6 at J21a is approximately 25 minutes from the site. Liverpool John Lennon Airport is less than 2 miles from Cell 4a. Liverpool 2, the new new deep-water container port facility is within 10 miles of the site.

Description

The site extends to c.2.48 acres and we feel is suitable for various uses subject to obtaining the necessary planning consent.

Speke was developed as the southern expansion of Liverpool primarily in the 1930's and is one of Liverpool's (and the wider region) key industrial areas. The site forms part of the former 'Speke' Airport which operated from the 1920's to the mid 1980's. When demand for a larger runway meant the city's airport relocated to its current site around 2 miles to the east.

Liverpool International Business Park and adjacent Estuary Commerce Park is a sought after location with occupiers including B&M Retail, JLR Supplies, Johnson Controls and major printing company, Prinovis already on site.



Developers have been keen to develop in the area with Peel, Marshalls CDP, Gladman, Redsun Developments along with Barnfield / Capital & Centric all having undertaken schemes in the area.



Drive Distances

Warrington	18 miles
Manchester	27 miles
Leeds	65 miles
Birmingham	91 miles
Nottingham	92 miles
London	194 miles

VAT

VAT will be applicable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.



Further Information

All enquires in the first instance to Steve Manifold on the number below or email steven.manifold@knightfrank.com



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