

Air Logistics, Liverpool

BUILD TO SUIT LOGISTICS/WAREHOUSING UNITS
OPPORTUNITIES FROM 71,500 SQ FT

Junction 6, M62, L24 1YL



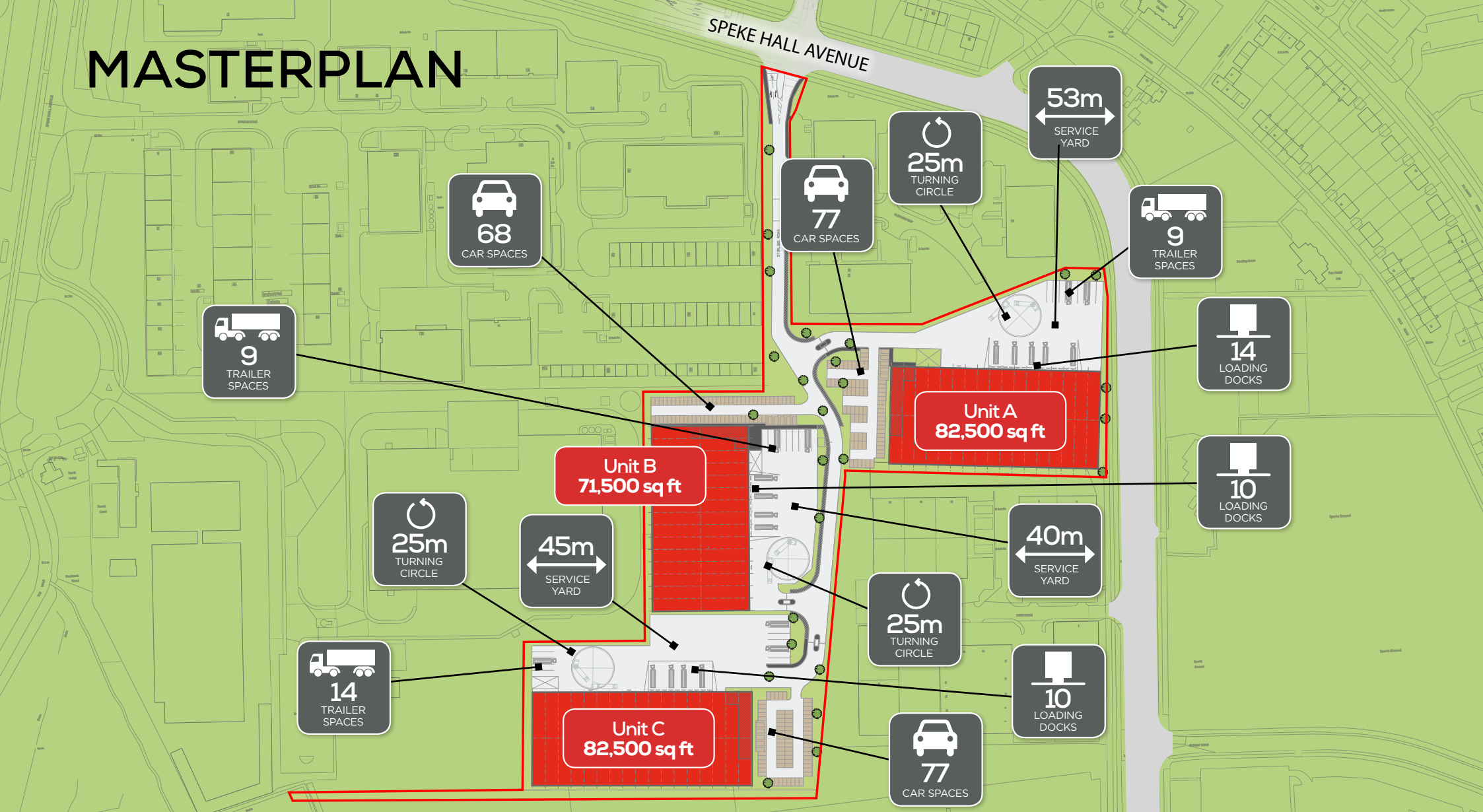
NEW BUILD OPPORTUNITIES ADJACENT TO LIVERPOOL JOHN LENNON AIRPORT

CLOSE TO HALEWOOD PLANT OF JAGUAR LAND ROVER AND LIVERPOOL2

PLANNING IN PLACE AND PLOTS SERVICED AND READY TO GO

peellogistics.com/airlogistics

MASTERPLAN



**Full design team in place
to respond to occupational
requirements**

Indicative specification

- Eaves heights of 10m to 12.5m (subject to size)
- Floor loading of 50 kN/sq m
- 5% office content
- BREEAM 'Very Good'
- Excellent car and HGV parking

Location

Air Logistics is situated adjacent to Liverpool John Lennon airport and only 5 minutes away from the Halewood plant of Jaguar Land Rover. In addition it is adjacent to Liverpool International Business Park which is already home to B&M Retail (who occupy over 1 million sq ft), Prinovis, Gefco, DHL and Johnson Controls.

Key points

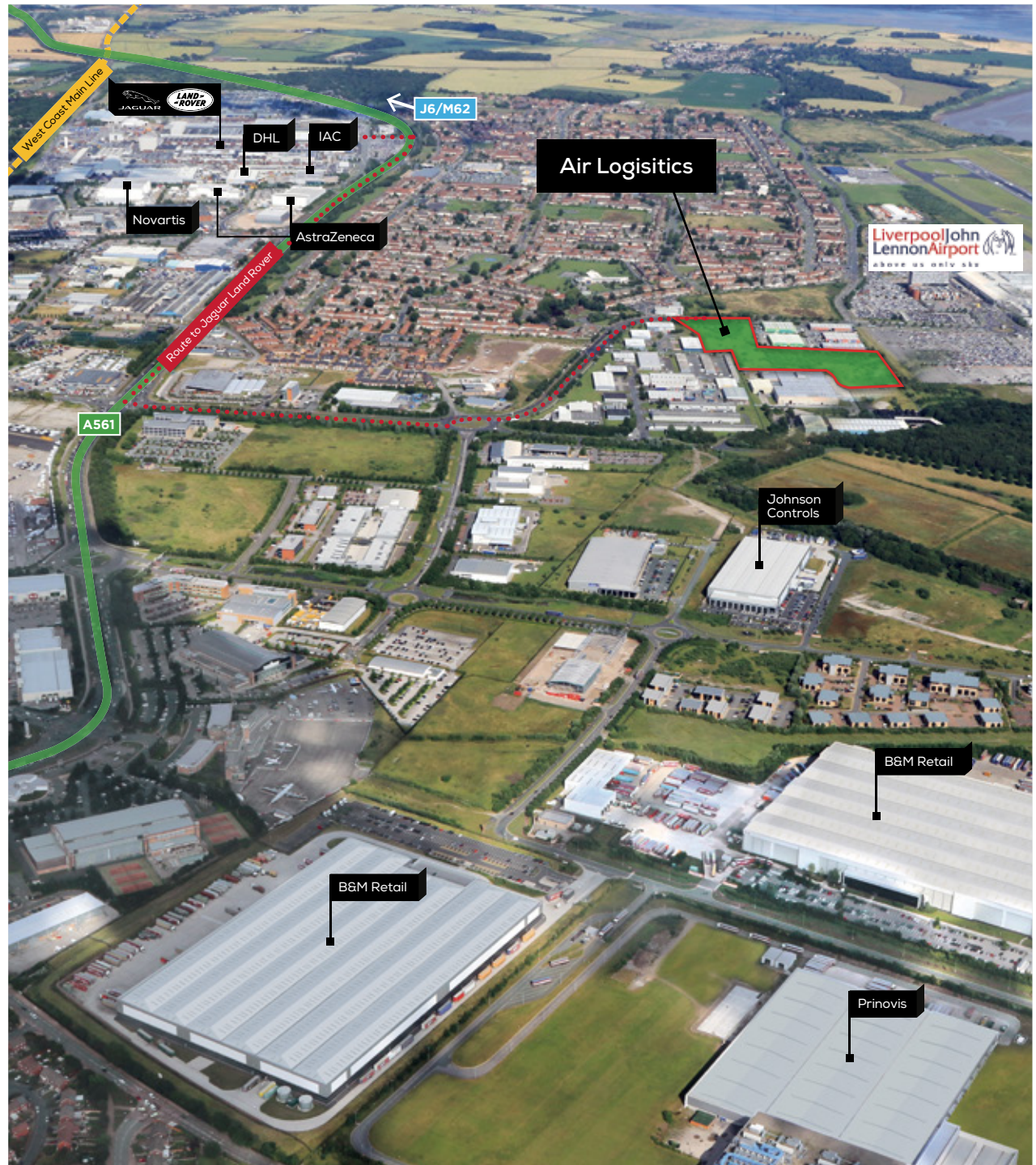
- Proven strategic location easy dual carriageway access to Junction 6, M62
- Labour pool highly skilled, readily available workforce of more than 666,000 people within a 30 minute drive time
- Just in Time delivery 5 minutes' drive from Jaguar Land Rover's Halewood plant
- Liverpool2 only 12 miles away, this is a new £400m deep sea container terminal

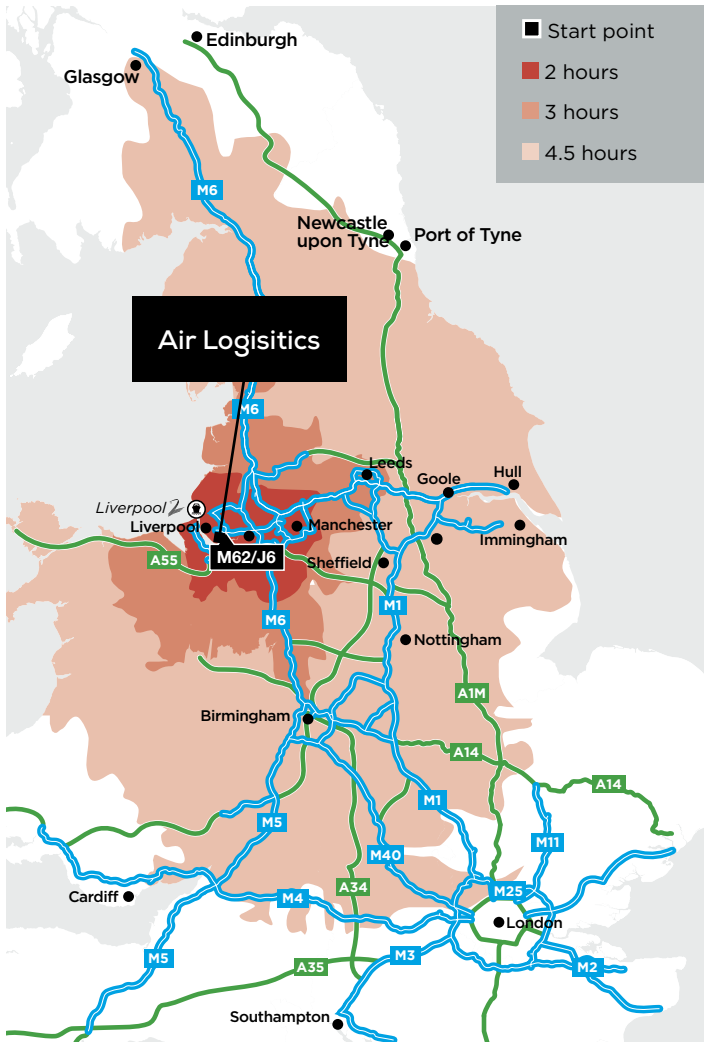
About the developer

Peel Logistics Property is a specialist UK logistics and industrial property business who develops, manages and owns prime-grade UK logistics and industrial properties across the UK.

The business has expertise across all key capabilities including acquisitions and sourcing, development, leasing and asset management.

For this particular project there is a full design team in place which ensures that Peel Logistics Property are well positioned to quickly respond to requirements and provide occupiers with leasehold proposals within short time frames.





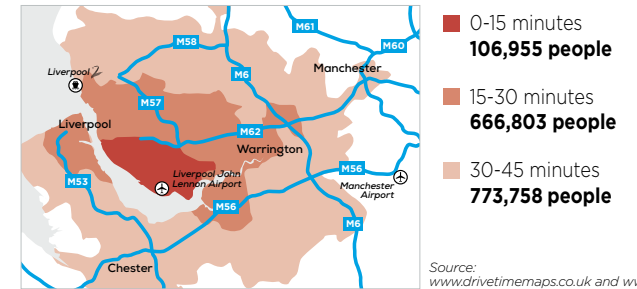
HGV distances from Air Logistics

	Miles	Hours
Warrington M62/J10 M6/J21a	18	0:36
Manchester M62/J12	27	0:53
Leeds M62/J27	65	2:00
Birmingham M6/J6	91	2:46
Nottingham A50/M1/J24	92	2:45
London M1/J1	194	5:38

source: ukhaulier.co.uk

Workforce demographics

Drive to work times for working age population



Jon Thorne
jon@b8.com



Jason Print
jprint@geraldve.com



MISREPRESENTATION Peel Logistics Property gives notice that: 1. These particulars do not constitute any part of any offer or contract. 2. The information contained within these particulars has been checked and is believed to be materially correct at the date of publication. 3. All descriptions, statements, dimensions, references, condition and necessary permissions for use and occupation or other details are given in good faith and believed to be correct but are made without responsibility and should not be relied upon as a representation of fact. Intending purchasers or tenants must satisfy themselves as to their accuracy before entering into any legal contract. 4. No warranty is given as to the condition of the Property or the condition or operation of any plant, machinery, equipment, services, fixtures and fittings referred to in these particulars. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT and any intending purchaser or tenant must satisfy themselves independently as to the liability for VAT in respect of any transactions. 6. The seller/landlord does not make or give and no person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. October 2017

peellogistics.com/airlogistics