

**HUNTS CROSS RETAIL PARK
SPEKE HALL ROAD (A562)
SPEKE
SOUTH LIVERPOOL
L24 9GB**

**RETAIL WAREHOUSE AVAILABLE
A1 (NON-FOOD) PLANNING**



Proposed Refurbishment – For Illustrative Purpose Only

LOCATION

Hunts Cross Retail Park is located directly off the A562 Speke Hall Road, adjacent to an ASDA supermarket. In turn, the A562 leads to the A561 in to Liverpool City Centre, together with the M57 and M62 Motorways. Hunts Cross is anchored by Matalan, with Next and Poundstretcher also represented. There is also a B&M Bargains and McDonalds drive-thru close by. New Mersey Shopping Park and Liverpool John Lennon Airport are to the South, via the A562.



Hunts Cross is located in Speke Garston Regeneration Area, where thousands of new jobs have been created in recent years, with over £200 million of private sector investment. Nearby employers include Tata (Jaguar), Liverpool John Lennon Airport, South Liverpool Marriot Hotel, David Lloyd Leisure and Urban Splash Matchworks.

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

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ACCOMMODATION

There are ongoing asset management initiatives providing the opportunity to acquire new retail warehouse units to a range of sizes. Our clients propose to undertake a refurbishment of the scheme to provide contemporary elevations, new prominent signage and improved car parking.

The available accommodation can comprise the following gross ground floor areas and are immediately deliverable:-

From:	216 sq m	(2,325 sq ft)
To:	1,734 sq m	(18,660 sq ft)

TENURE

The premises are available to be let on new effectively full repairing and insuring leases for a term of 15 years, subject to five yearly upwards only rent reviews. Rent on application.

RATES

The premises are yet to be assessed for rating purposes.



VIEWING

For further information or to arrange an inspection please contact Ian Rusbridge:-

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January 2014

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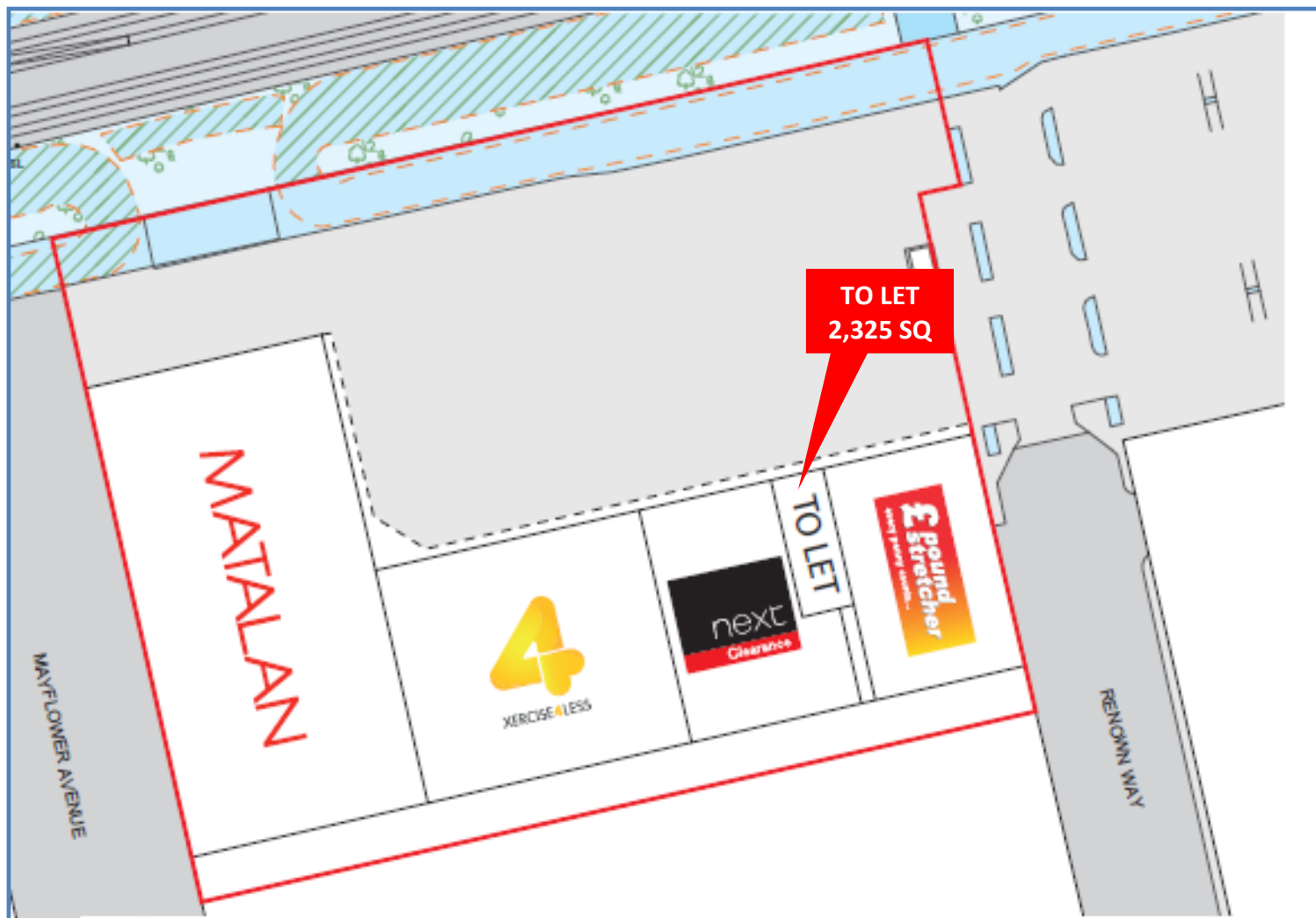
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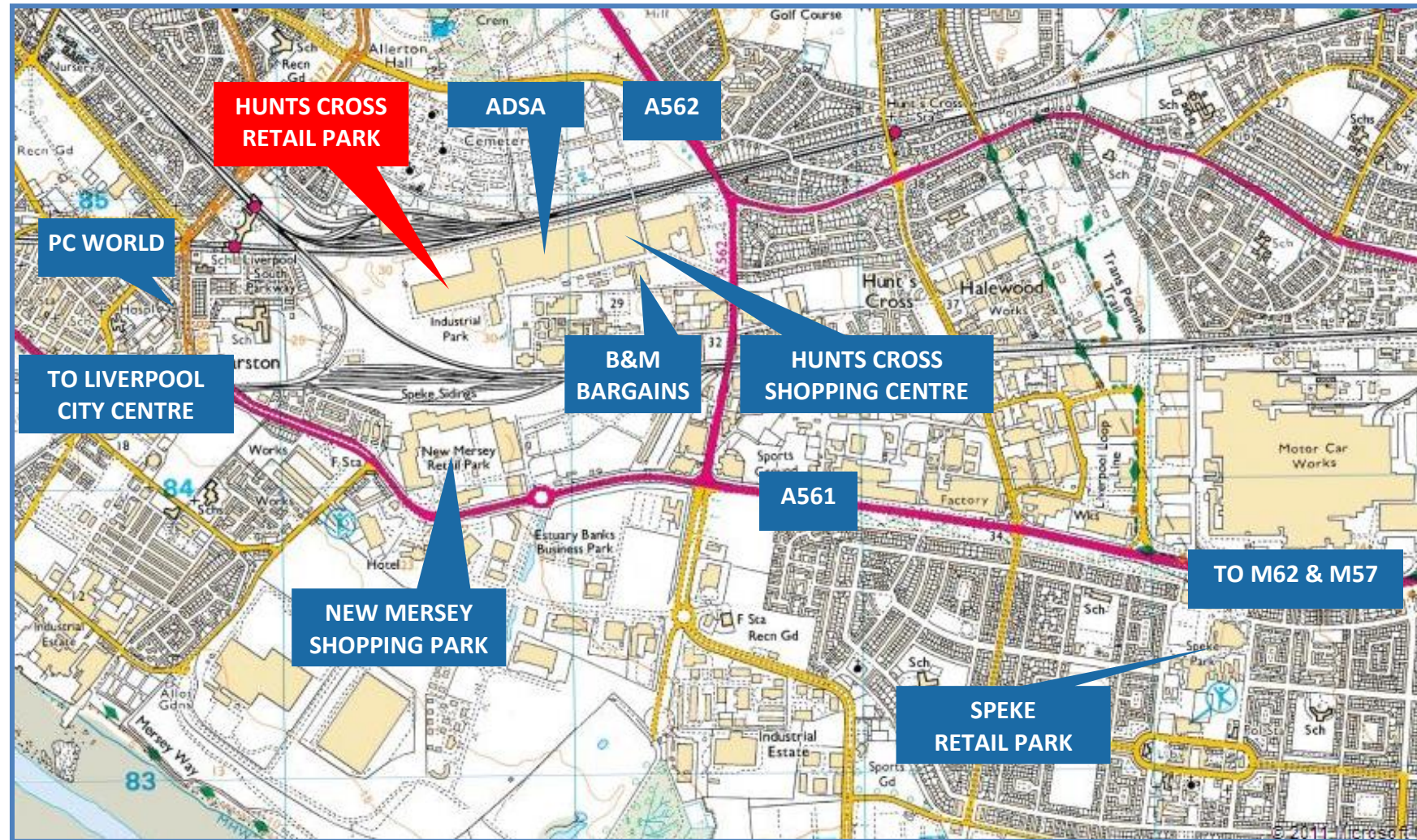
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