



INDURENT

LINK BUSINESS PARK

L36 6BP
///PLATES.TILE.BILLS

HIGH QUALITY WAREHOUSE UNIT(S)

UNITS 7 & 8: 49,514 SQ FT (4,600 SQ M)

UNIT 9B: 8,269 SQ FT (768 SQ M)

CAN BE COMBINED TO CREATE
57,783 SQ FT (5,368 SQ M)

Available now



Located next to M62/M57



6 electric level access doors
across 3 elevations and
1 dock level loading door

Warehousing that Works.

High performance space for your business.

Unit 7, 8 and 9B on Link Business Park provides high quality industrial space in a prime industrial location within Huyton.

The unit benefits from the following specification:

- Steel portal frame construction
- Dock level loading
- 6 electric roller shutter doors
- Secure private yards to the front (including 25 plus car parking spaces) and rear of the unit
- 4.8 – 6.2m internal height
- High quality integral office areas, with canteen facilities
- Corner plot ensuring road frontage from 2 directions
- Suitable for use class B1, B2, and B8. Other use classes may be considered (subject to planning)
- Units can be split if required



Warehousing that Works.



EVRI

HOWDENS

WOLSELEY

SCREWFIX

PARCELFORCE

Why choose Link Business Park?



Two international airports being within 35 minutes



1.7 miles from Huyton and 9.3 miles from Liverpool city centre



24 hour access 365 days of the year



Suitable for use B1/B2/B8



Warehousing that Works.



Warehousing that Works.



EXCEPTIONAL TRANSPORT LINKS.

With immediate access to the M62/M57 interchange.



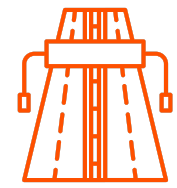
SURROUNDING OCCUPIERS.

Home to many large international and national businesses, including several trade occupiers, including: Screwfix, Howdens, HSS Hire, Plumb Centre and Parcelforce.



Warehousing that Works.

You're well-connected.



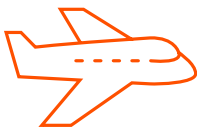
MAJOR ROADS

M62 1 mile
M57 1 mile



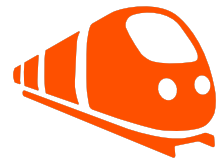
CITIES/MAJOR TOWNS

Huyton 1.7 miles
Liverpool 9.3 miles
Warrington 12 miles
Manchester 28 miles



AIRPORTS

Liverpool Airport 8 miles
Manchester Airport 28 miles



TRAIN LINE

Liverpool Lime Street Station 8.4 miles

Train Times (from Liverpool Lime Street Station)

Manchester Victoria 34 mins
Leeds 1 hr 25 mins
Birmingham New Street 1 hr 40 mins
Sheffield 1 hr 43 mins
London Euston 2 hrs 20 mins
Nottingham 2 hrs 20 mins
Middlesbrough 2 hrs 54 mins

(From www.nationalrail.co.uk and based on fastest journey times)

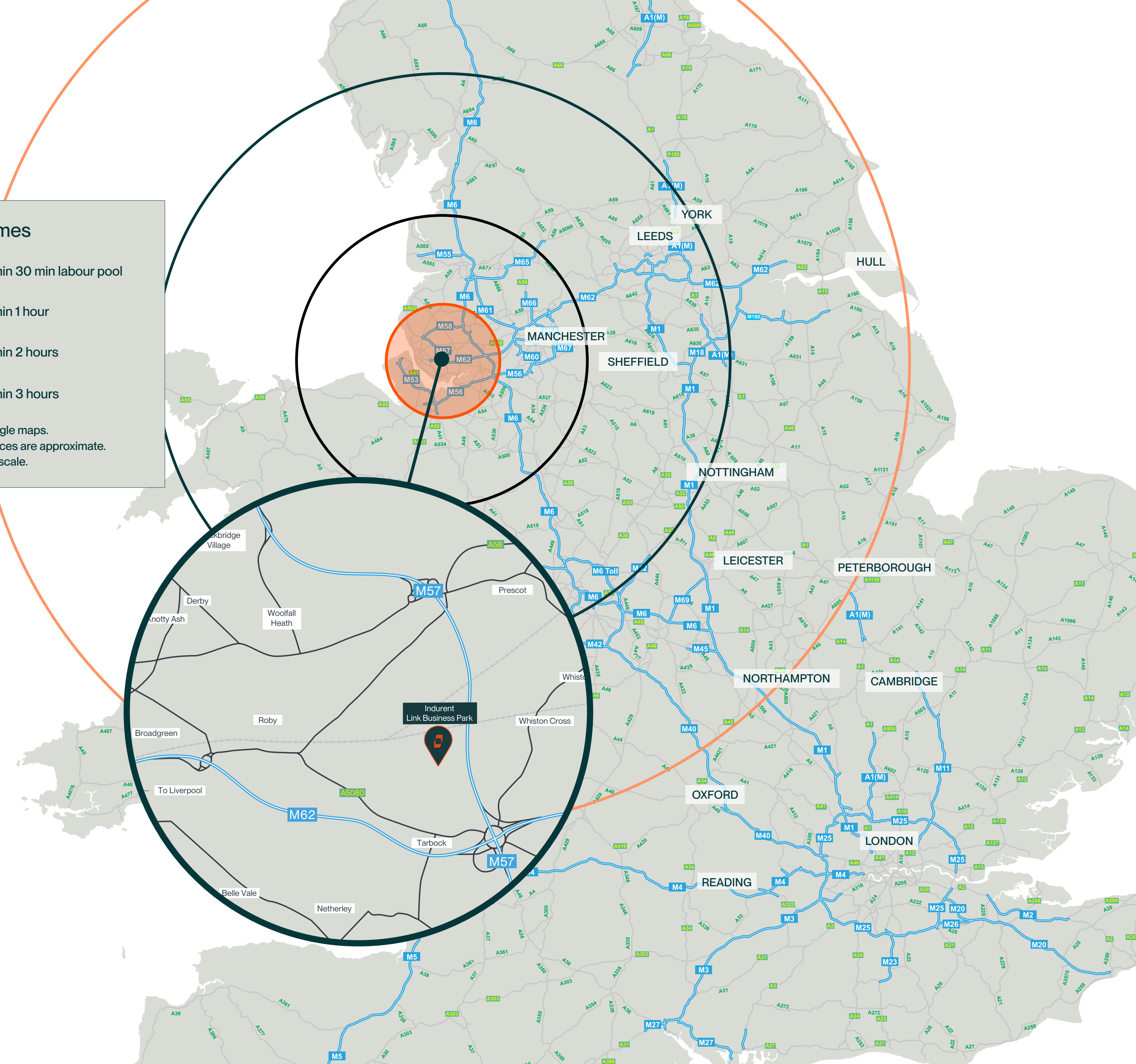
Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.



Schedule of accommodation.

Link Business Park is located in Huyton, on the edge of Liverpool, providing rapid access to the wider Merseyside area:

- The unit is immediately accessible from the M62/M57 interchange, putting it in a prime position to connect to the wider motorway network throughout the North West.
- The unit is positioned moments from Wilson Road, within the Huyton Industrial Park which is home to many large international and national businesses, including several trade occupiers.

	UNIT 7 & 8	UNIT 9B
WAREHOUSE	46,025 SQ FT (4,276 SQ M)	8,269 SQ FT (768 SQ M)
OFFICES INC. RECEPTION & GF CORE	3,489 SQ FT (324 SQ M)	
TOTAL	49,514 SQ FT (4,600 SQ M)	8,269 SQ FT (768 SQ M)
CLEAR INTERNAL HEIGHT	4.8 – 6.2M	4.8 – 6.2M
LEVEL ACCESS LOADING DOORS	6	6
DOCK LEVEL LOADING DOOR	1	1
CAR PARKING SPACES	25	25
TOTAL IF COMBINED	57,783 SQ FT (5,368 SQ M)	



24 hour access/use



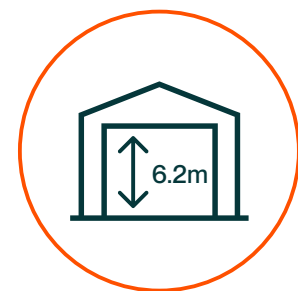
Suitable for use B1/B2/B8



25 car parking spaces



Immediate M62/M57 interchange access



Up to 6.2m clear internal height



Warehousing that Works.



Floor plan.





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Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2025. TBDW 06503-01.



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