

To let / for sale new build industrial units  
6,775 - 21,363 sq ft

# Alchemy

Industrial

langtree 

# The Site

**The Alchemy development is transforming bare land into one of the region's shining mixed-use schemes.**

93,107 sq ft have already been built with future phases to include design and build warehousing up to 300,000 sq ft together with a potential hotel and leisure related scheme.



## **Specifications:**

- Contemporary design
- 7m minimum height to underside of portal haunch
- Site CCTV
- Intruder and fire alarm system
- Fully fitted first floor offices including carpeting, lighting and central heating
- Heating and lighting to warehouse
- All mains services connected
- Full height motorised door to each unit
- Fenced yards
- Male, female and disabled toilet facilities
- Kitchenette facilities
- High quality landscaping
- 'Very Good' BREEAM rating
- 3 phase electricity
- Planning for B1, B2 and B8 uses



## The Details

Unit	Warehouse (sq ft)	Office (sq ft)	Total (sq ft)
1	8,221	1,003	9,224
2	7,858	1,366	9,244
3	10,203	1,730	11,933
4	5,678	1,097	6,775
5	5,678	1,097	6,775
6	11,352	739	12,091
7	6,658	1,193	7,851
8	6,658	1,193	7,851
9	9,823	862	10,685
10	9,820	858	10,678





SAT NAV: L33 7XN



## The Location

Alchemy benefits from a highly visible and directly accessible position on the A580 East Lancashire Road, 0.5 miles east of the M57.

There is immediate access to the North West motorway network via junctions 4 and 5 of the M57 and Liverpool City Centre is approximately 6 miles to the west.

Access to national and international markets is straightforward by road, rail (West Coast and Trans-Pennine services), sea (Seaforth and Garston ports) and air (Liverpool John Lennon and Manchester airports).

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