

**TO LET**  
**REFURBISHED INDUSTRIAL UNIT**

**28,889 SQ FT** (2,683.88 SQ M)

**ATLANTIC WAY**  
**DEMPSTER BUILDING**  
**BRUNSWICK BUSINESS PARK**  
**LIVERPOOL L3 4BE**



Industrial / warehouse unit with high quality offices  
on Liverpool's famous waterfront

Enter >

FOR IDENTIFICATION PURPOSES

LIVERPOOL CITY CENTRE

DELIFONSECA

AVAILABLE ACCOMMODATION

RIVER MERSEY

BEAN CAFÉ

PURE GYM

YELLOW SUB

A5036 SEFTON STREET

ATLANTIC WAY

SUMMERS ROAD

CENTURY BUILDING

HOWDENS

 BRUNSWICK STATION

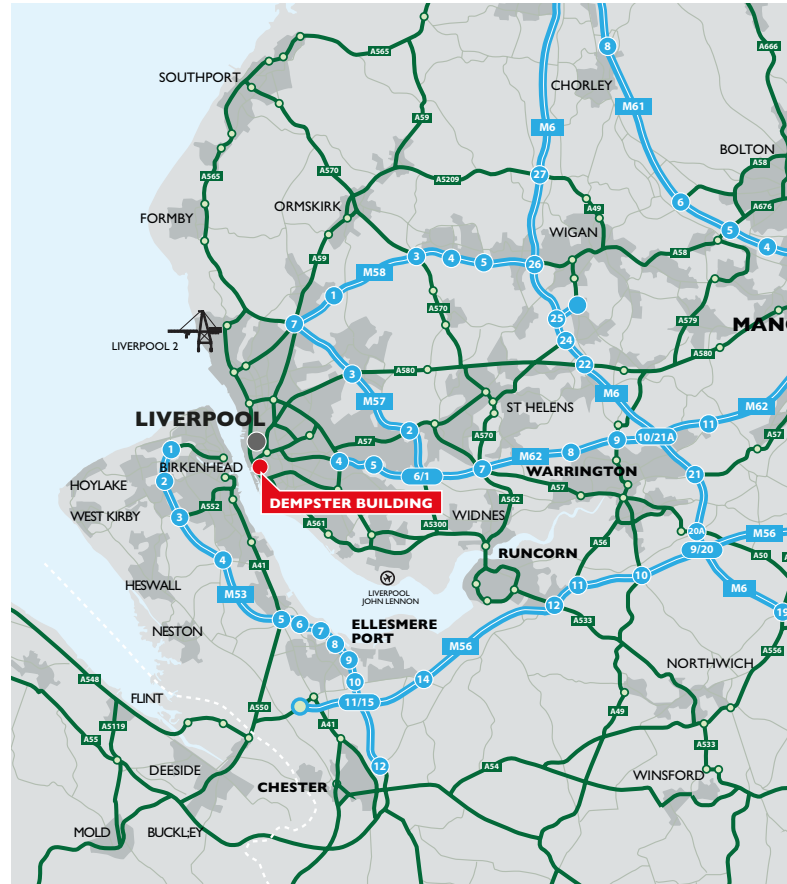
DEMPSTER BUILDING

## LOCATION

The unit is situated in Dempster Building, Brunswick Business Park, Liverpool.

Brunswick Business Park is in a prime dockside location approximately two miles south of Liverpool City Centre. The business park and immediate locality is home to an attractive mix of industrial and retail businesses including Howden, Yellow Submarine and Royal Mail as well as franchised car dealerships such as Stoneacre, Arnold Clark and Hatfield's Jaguar Land Rover. Office occupiers include Slater and Gordon and NHS.

Brunswick Business Park is easily accessed from Sefton Street (A5036), a primary route running between north and south Liverpool, providing links to the inner ring road and Mersey Tunnels connecting the city of Liverpool to the Wirral. Brunswick Station is situated within walking distance, directly opposite the business park providing access to local destinations and main line services at Liverpool Lime Street. Liverpool John Lennon Airport is situated approximately 7 miles to the south.



## DESCRIPTION

The property comprises industrial / warehouse accommodation forming the northern part of Dempster Building.

Fronting the River Mersey, the landmark former dockside building provides attractive accommodation with brickwork and profiled clad elevations under pitched metal deck roofs. The subject benefits from multiple roller shutter doors allowing for flexible use and configuration of the space.

The accommodation includes integral two storey offices fronting the River Mersey providing a reception, a range of private offices, meeting rooms, general offices and breakout space.

Externally, there is staff and visitor parking on Atlantic Way and servicing via a large yard accessed from Summers Road.

## SPECIFICATION

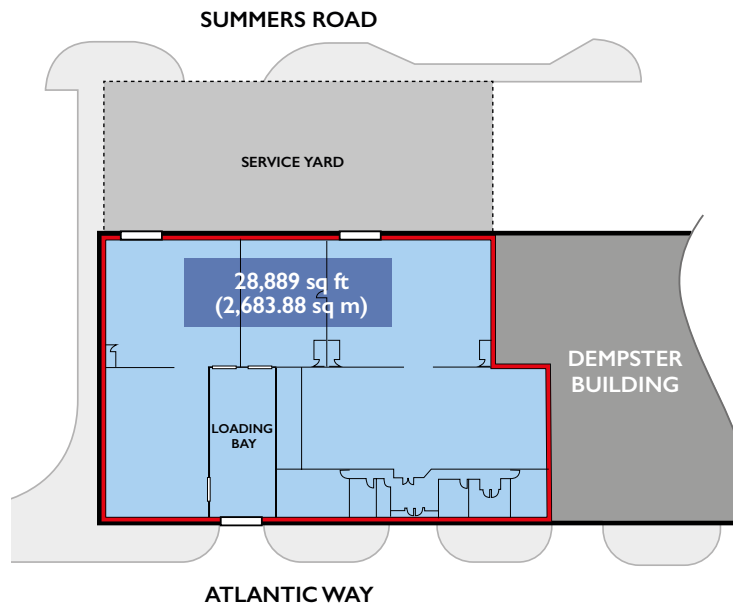
- Sodium lamp warehouse lighting
- Gas fired warehouse heater (serving part)
- Multiple roller shutter loading doors
- Refurbished ground and mezzanine level offices with gas fired central heating and perimeter trunking
- Ample service yard
- CCTV monitored estate
- On-site estate management

## ACCOMMODATION

The accommodation has the following gross internal area:

Warehouse / Loading	22,061 sq ft	(2,049.54 sq m)
Offices	6,828 sq ft	(634.34 sq m)

<b>Total</b>	<b>28,889 sq ft</b>	<b>(2,683.88 sq m)</b>
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## TERMS

The accommodation is available as a whole or potentially in part on effective FR&I leases.

For further details of availability and terms please contact the agents.

## SERVICE CHARGE

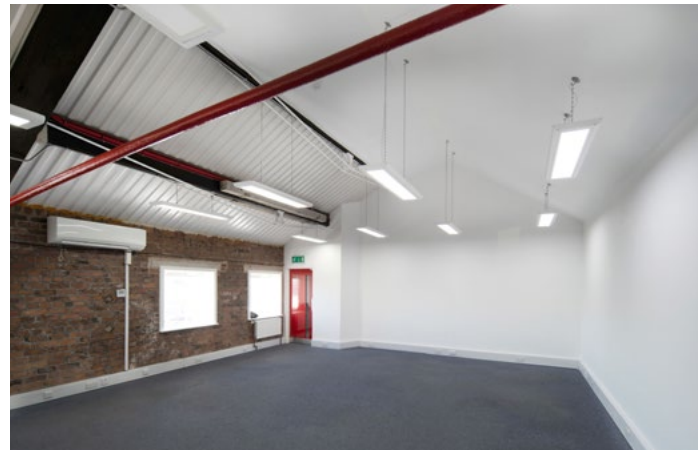
A service charge is levied in respect of the landlord's costs of estate and building maintenance, management and the provision of services used in common.

## EPC

C68.

## VAT

Unless otherwise stated all sums will be subject to the addition of VAT at the prevailing rate.



FOR IDENTIFICATION PURPOSES



## FURTHER INFORMATION

Please contact the joint agents:

**Mason  
Partners**

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**07810 435 071**

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### Misdescription Act

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### SUBJECT TO CONTRACT

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