



SPECIFICATION

The units will be constructed to a very high specification as follows:

- Steel Portal Framed construction
- Minimum Eaves height of 8m potential for eaves height of approximately 18m
- Highly energy Efficient Cladding systems to Walls and Roof
- Roof to incorporate 10% roof lights as a minimum
- Electric Roller shutter doors as required to occupiers specific requirements
- Dock levellers, Number and configuration to occupiers requirements
- Glazed Feature office/ Reception Entrance area
- Concrete HGV "friendly" yard /circulating area
- Dedicated, illuminated car parking area designed with user safety in mind
- Fully accessible and DDA compliant

INDICATIVE SITE LAYOUT



ACCOMMODATION

Units can be provided to suit occupier requirements between 20,000 sq ft and 120,000sq ft .

Each unit will incorporate an amenity block including reception, toilets, showers, and kitchen facilities all finished to a very high standard. Office accommodation will be designed to meet occupier's specific requirements and can include raised access floors, air conditioning and/or cellular offices.

LOCATION

The Powerstation, is strategically located within 2 miles of two motorway junctions of the M53 and within 500m of the A41 dual carriageway. This provides the site with excellent access both to the national motorway network and to the Docks at Birkenhead and Liverpool.

The site is adjacent to a 180,000 sq ft distribution centre operated by Great Bear and is located on Wirral International Business Park. The Business park has many national and internal occupiers including, Cereal Partners, Meyer Prestige, Tulip.

The Park is served with excellent amenities and the Power Station is only 300m from a Village Hotel and fitness club together with Travelodge. The main retail centre for the Wirral – the Croft Retail and leisure park is 500m from the site.

Thermal Road has a regular bus service with a bus stop within 100m of the site.



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Drive Times

	Distance (miles)	Time (mins)
Chester	8	15
Liverpool	13	25
Port of Liverpool	18	22
Warrington	21	27
Liverpool airport	24	33
Manchester airport	31	34
Manchester	40	52
Birmingham	94	1hr 46
London	210	3hrs 52

Source: www.theAA.com

Viewing & Further Information

Strictly through the agent, Jonathon Thorne



Jonathon Thorne