



# estuarypoint

ESTUARY BOULEVARD • LIVERPOOL INTERNATIONAL BUSINESS PARK

**FOR SALE / TO LET**  
PRESTIGIOUS HEADQUARTERS OFFICE BUILDING  
40,000 sq ft (3,716.1 sq m)

[www.gladman.co.uk/estuarypoint](http://www.gladman.co.uk/estuarypoint)

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## WELCOME TO ESTUARY POINT

Estuary Point benefits from an unrivalled position in the centre of Liverpool International Business Park, providing excellent access and stunning views over the Speke Garston Coastal Reserve and River Mersey. Estuary Point is a distinctive curved building offering 40,000 sq ft (3,716.1 sq m) of high quality offices. The accommodation has been designed not only to meet the needs of the modern occupier, but also to provide energy savings and reduction of carbon emissions.



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## ESTUARY POINT

Estuary Point is one of the North West's truly landmark office buildings, providing high quality accommodation with stunning views across the Mersey estuary and Speke Garston Coastal Reserve. The building has been designed to provide not only the highest specification of office accommodation, but also with environmental considerations being very much at the forefront.

Occupiers taking up residence in Estuary Point can be assured that they are reducing their energy costs as well as their carbon footprint. Wherever possible the building has been designed to reduce wastage, from the rain water collection system to the BREEAM compliant carpet (which has virtually no wastage in production, all the waste being recycled back into the production process).

### Internal fit out to suit your needs

The internal space can be configured to your exact specification. For further details, please contact Gladman on 01260 288800.







**KEY:**

- 1 DAVID LLOYD LEISURE CENTRE
- 2 MARRIOTT HOTEL
- 3 LITTLEWOODS SHOP DIRECT
- 4 RIVERSIDE HOUSING GROUP
- 5 DHL
- 6 MARKS & SPENCER
- 7 B & Q



## LIVERPOOL INTERNATIONAL BUSINESS PARK

Liverpool International Business Park is Liverpool's premier business park providing a range of office, warehousing, research and development facilities with associated leisure and hotel amenities. The park benefits from a Marriott Hotel, housed in the historic airport terminal, and a David Lloyd Leisure centre. Speke Retail Park, just across the A561 Speke Boulevard, includes occupiers such as Boots, Marks & Spencer, Next and Pizza Hut. A Kiddy Factory children's nursery is also located on the park, providing on-site child care facilities.

The business park is located adjacent to John Lennon International Airport, the UK's fastest-growing airport, serving over 5.5 million passengers per year, travelling to around 70 destinations. Excellent public transport and motorway links, coupled with a wide range of nearby staff facilities, are the reasons why so many major occupiers including DHL, Littlewoods, Riverside Housing, Royal Bank of Scotland and National Blood Centre have already chosen the park as their location.

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### MILEAGE AND TRAVEL TIME

From	Miles	Travel Time
Chester	27	42 mins
Manchester	34	51 mins
Leeds	72	1 hrs 22 mins
Birmingham	96	1 hrs 47 mins
London	209	4 hrs 6 mins
Glasgow	230	3 hrs 53 mins

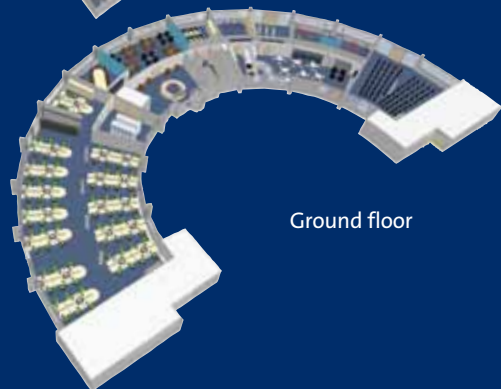
Source: AA.com



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## ACCOMMODATION

Second Floor	13,300 sq ft	1,235.6 sq m
First Floor	13,300 sq ft	1,235.6 sq m
Ground Floor	13,400 sq ft	1,244.9 sq m
<b>Total</b>	<b>40,000 sq ft</b>	<b>3,716.1 sq m</b>



## SPECIFICATION

The building offers a high quality specification in line with its BREEAM "very good" design certificate.

- Suspended ceilings
- Recessed high-frequency lighting
- Full access raised floors
- Two 10-person passenger lifts
- Double glazed with glare control
- Chilled beam air conditioning
- Zonal control on heating, cooling, ventilation and lighting

## WHY CHILLED BEAM AIR CONDITIONING?

Estuary Point has been fitted with chilled beam air conditioning because it reduces energy use, reduces maintenance costs and waste and gives a more comfortable and less noisy environment. Chilled beam provides:

- No noise or drafts, resulting in happier, more productive staff
- A chiller co-efficient of performance of +22%, equalling 1600 extra hours of free cooling annually (5 months based on 12 hour operation)
- Reduced maintenance costs
- Reduced landfill - no need to replace filters, motors or fan coils
- The same flexibility as VAV systems in terms of relocation and individual controls
- Flush ceiling-mounted units

