

**Boulevard Business and Leisure Park benefits from its great location, with excellent road links, motorways and Liverpool John Lennon Airport in close proximity.**

**Road**

Being situated on Speke Boulevard allows for easy access to the M62, M56, M57, M58 and M6. Moreover, the numerous buses passing the site every day from Liverpool South Parkway Interchange allows for easy access to and from the city centre.

**Rail**

Trains run every hour from Liverpool Lime Street to London Euston with journey times of just over 2 hours. Manchester's Oxford Road station is as little as a 36 minute journey away from South Liverpool Parkway.

**Air**

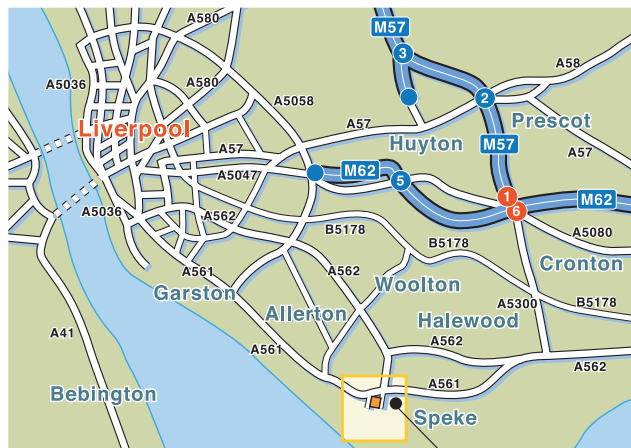
Liverpool John Lennon Airport is less than 5 minutes away from Boulevard Business and Leisure Park and the Airport's AirLink 500

bus service also stops nearby every hour. The Airport handles approximately 5.5 million passengers per year to over 60 direct destinations and passenger throughput is expected to rise to 8.3 million by 2015.

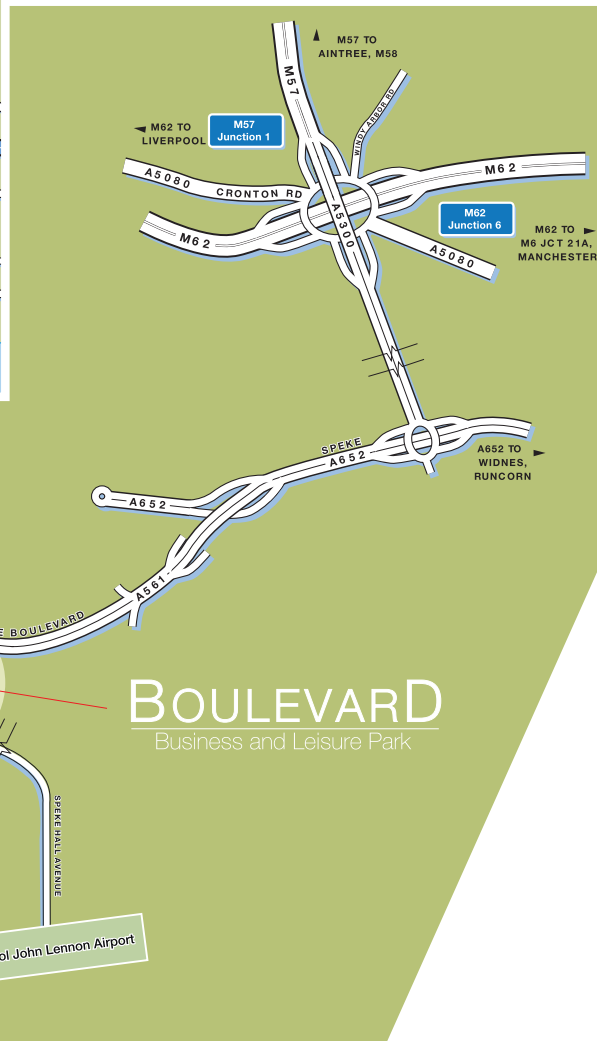
**Sea**

The Port of Liverpool is ranked among Britain's major container ports and handles nearly 700,000 teus (20ft container units) per year. The Port of Liverpool dominates Britain's container trade with North America as well as more than 100 other non-EU destinations from China to South America. A post-panamax container terminal is also planned, which will be capable of handling 500,000 teus per year and will almost double Liverpool's container capacity to nearly 1,500,000 teus.

**Peel is able to offer serviced sites for sale, long leasehold interests or design and build premises so occupiers of all types can have quality premises in a high profile location.**



The place to be..



# BOULEVARD

Business and Leisure Park

# a rare opportunity...



create your own tailor-made facility



# BOULEVARD

Business and Leisure Park

Boulevard Business and Leisure Park is a proposed mixed-use development in Speke, South Liverpool.



Leisure developments will benefit from a catchment area of over 450,000 people within 10 minutes drive time, of whom 47% are in the ideal under 35 age group.

High-profile businesses in the area, such as HBOS, Jaguar, GlaxoSmithKline and Holiday Inn Express prove that this is a desirable location

Boulevard Business and Leisure Park is a proposed mixed-use development offering a rare opportunity in Speke, South Liverpool. Located on Speke Boulevard, Boulevard Business and Leisure Park is in a prime location for offices, industrial units and leisure facilities. The site is close to the successful Liverpool International Business Park which is one of Peel's numerous business park developments.

Planning consent for B1/B2/B8 and a leisure park as well as a **hotel**, **car showrooms** and a **day nursery**, means that Boulevard Business and Leisure Park can offer opportunities for all sectors and businesses large and small. The opportunity to **create your own tailor-made facility** on sites of up to 16 acres with maximum visibility and full access from Speke Boulevard and Speke Hall Avenue add to the site's outstanding offer.

Leisure developments will benefit from a **catchment area of over 450,000 people** within 10 minutes drive time, of whom 47% are in the ideal under 35 age group. Office and industrial developments will be able to take advantage of Boulevard Business and Leisure Park's close proximity to local, national and international transport links as well as the neighbouring amenities, including **New Mersey Shopping Park**, **Holiday Inn Express hotel** and the **David Lloyd tennis centre**.



**Do not disturb**

The Peel Group is a leading real estate, transport and infrastructure enterprise in the UK with assets valued in excess of £5 billion, which includes Liverpool John Lennon Airport.

Peel Land & Property comprises a UK property investment and land portfolio of 836,000 sq m (9 million sq.ft) of investment property and over 11,000 hectares (25,000 acres) of land as well as overseas investments in Bermuda, the Bahamas and Spain.

With a track record for quality and regeneration, high profile developments encompass The Trafford Centre, MediaCityUK, Gloucester Quays and the visionary Liverpool and Wirral Waters £10 billion regeneration schemes.

