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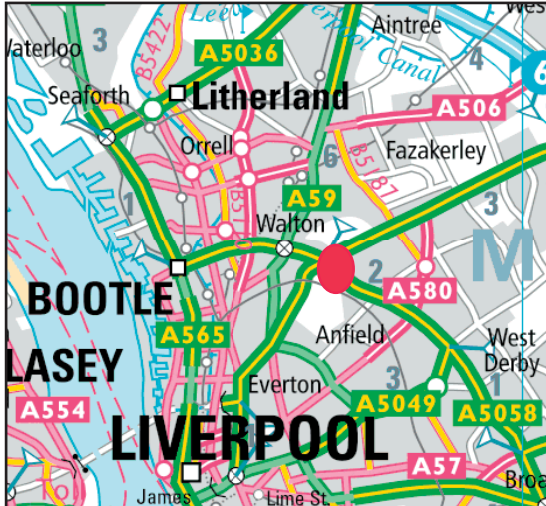


UNIT 5, BROOKFIELD DRIVE,
AINTREE INDUSTRIAL ESTATE
3,270 SQ FT (304 SQ M) (APPROX)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
INDUSTRIAL & COMMERCIAL
& Partners
0151 227 3400
www.hitchcockwright.co.uk

UNIT 5, BROOKFIELD DRIVE AINTREE



LOCATION

The property located close to the junction of Brookfield Drive and Long Lane within the established Aintree Industrial Estate.

Aintree Industrial Estate is already home to a number of well known industrial and trade counter operators and is situated approximately 0.5 miles from the A580 East Lancashire Road.

DESCRIPTION.

The unit comprises a mid-terrace industrial unit on a multi occupied estate with roller shutter access. The unit extends to a gross internal area of 3,270 square feet (303.7 square metres) approximately.

PRICE

Available on application.

LEASE

£30,500 per annum exclusive of rates, service charge and VAT.

LEGAL COSTS.

Each party will be responsible for their own legal costs in connection with the preparation of documentation and any Stamp Duty thereon.

VAT

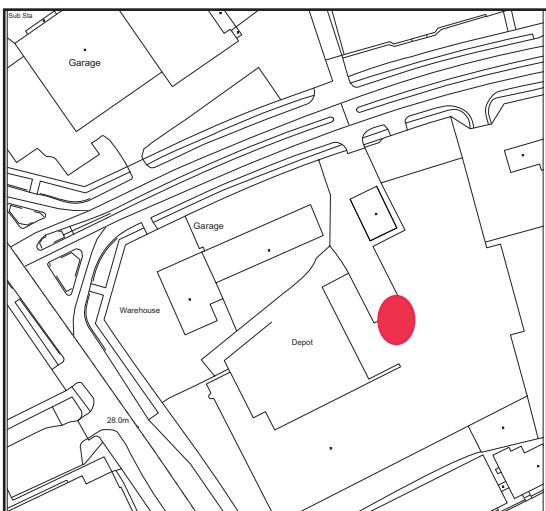
All rents, prices and other figures quoted are exclusive of but may be subject to VAT.

VIEWING & FURTHER INFORMATION.

For further information please contact Nick Harrop, Hitchcock Wright & Partners, 43 Castle Street, Liverpool, L2 9SH

Telephone 0151 227 3400.

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