

## Liver Industrial Estate

Aintree · Liverpool · L9 7ES

Warehouse / Industrial Units with yard

**250 to 1,548 sqm**  
(2,686 to 16,655 sq f)

# To Let



## LOCATION

The subject premises are located on the well established Liver Industrial Estate just off Long Lane B5187. Long Lane links into the East Lancs Road (A580) which provides direct access to Junction 5 of the M57, approximately 2 miles to the east, and to Liverpool City Centre via the A59, approximately 3 miles to the south west. The units are located close to Taskers DIY and the area is popular with trade counter operators.

## ACCOMMODATION

The subject units are of steel portal frame with brick elevations to approximately 2 metres with profile steel cladding above. Internally the units benefit from office, toilet and kitchen facilities. The units have been fully refurbished and are available for immediate occupation. Externally, the units benefit from secure yard areas with palisade fencing to the perimeter.

## FLOOR AREAS

The units have been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a gross internal basis as follows:-

UNIT	SQ.FT	SQ.M
G9	5,465	508
G10	5,707	530
G11	2,686	250
G12	2,797	260
TOTAL	16,655	1,548

\*Available individually or as a whole.

## TERMS

Units are available on flexible lease terms. Please contact either Matthews and Goodman or Hitchcock Wright for further details.

## SERVICE CHARGE

A service charge will be levied by the landlord to recoup the cost of Estate Services provided to include inter alia building insurance, external repair and maintenance and cleaning.

## BUSINESS RATES

The tenant will be responsible for the payment of Business Rates.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact either of the joint agents.

**NICK HARROP, Hitchcock Wright & Partners.**

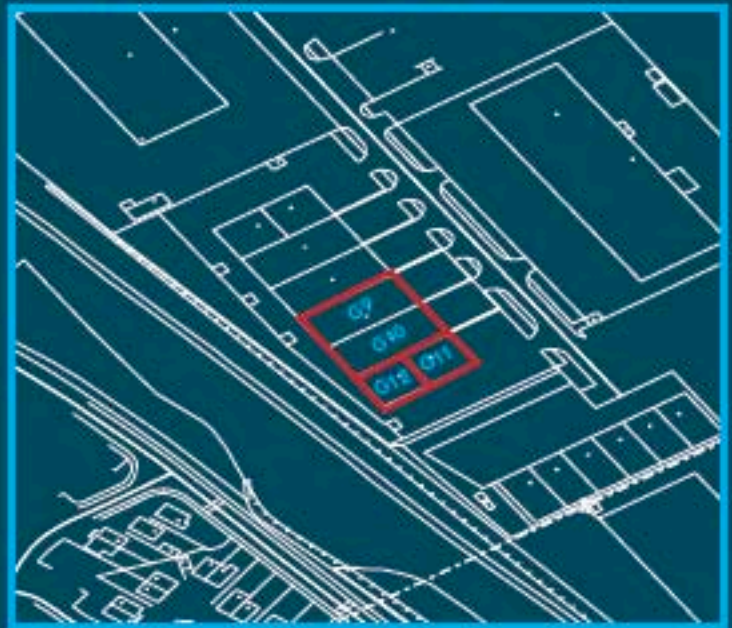
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