

TO LET

Quality Office Accommodation

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

Rent on Application



First Floor Office Wareing Rd Ind Est, Wareing Rd, Aintree L9 7AU

LOCATION

The property is situated at the northerly end of Wareing Road, which is approached off Brookfield Drive, which runs off the busy B5187 Long Lane, Aintree. The property is within approximately 0.5 miles of the A580 East Lancashire Road and the A59, affording easy access to the M57 and M58 Motorways and Liverpool City Centre. The estate is situated within a vibrant industrial zone.

DESCRIPTION

This first-floor office building offers a spacious and modern working environment, housed within a well-maintained brick structure. The exterior features large, double-glazed windows that span the length of the building, ensuring ample natural light.

The office is accessed through a ground-floor entrance that opens into a well-appointed reception area. This space has been finished to a high standard, with wood-effect laminate flooring and clean, white-painted walls, which are carried through the rest of the interior. A staircase leads from the reception area to the first-floor office suite, seamlessly integrating the entry area with the upper level.

The main first floor office area provides wood-effect laminate flooring throughout, complemented by white-painted walls.

A suspended lighting system runs across the ceiling, while wall mounted radiators are positioned to ensure consistent heating.

To the rear of the main office area are two separate private offices / meeting rooms, both of which have been finished to the same high standard, with matching laminate flooring and neutral décor.

The office suite is also equipped with W.C. facilities, while ample on-site parking is available directly in front of the building, providing easy access for occupants and guests.

BUSINESS RATES

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

TERMS

The property is available to let by way of a new lease on terms to be agreed. Consideration may be given to subdivision of the property.

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FLOOR AREAS

Measured on a net internal area basis the property extends to approximately:-

6,345 sq.ft. (589.5 sq.m.)

EPC

An Energy Performance Certificate is being commissioned and will be available shortly.

VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT

LEGAL COSTS

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

SERVICE CHARGE

An Estate charge may be levied as a contribution towards the costs of maintaining the common areas.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Sam Pearce of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: [sam Pearce@hwandp.co.uk](mailto:sampearse@hwandp.co.uk)

Subject to Contract

Details prepared October 2024

