



TO LET

**INDUSTRIAL
UNITS**

11,645 sq.ft. - 20,287 sq.ft.

Units at Graylaw Industrial Estate, Wareing Road, Aintree, L9 7AU

- High bay warehouses (9m to haunch)
- Large concrete yard
- Available individually or can be combined
- Flexible terms available

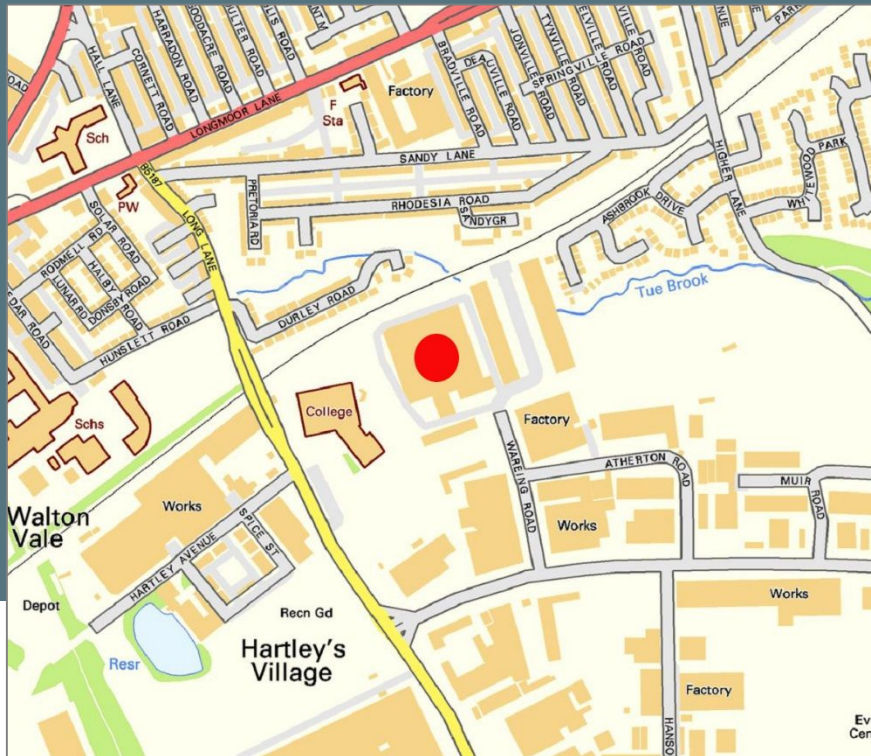
LOCATION

The property is situated within the Graylaw Industrial Estate on Wareing Road, Aintree.

Being just off Brookfield Drive within the established Aintree Industrial Estate.

The accommodation is within approximately ½ mile of the A580 East Lancashire Road and A59 and benefits from speedy access to the regional and national motorway network.

Units at Graylaw Industrial Estate
Wareing Road
Aintree
L9 7AU



Description

The accommodation comprises of semi-detached high bay warehouse/workshop units situated within a secure site.

The units benefit from a minimum clearance height of 9m to the underside of the haunch.

The units have level concrete floors throughout and are arranged beneath pitched roofs which incorporate 15% translucent roofing sheets. The units benefit from their own yard areas which are surfaced in concrete hard standing.

The space can incorporate 5-7 separate high roller shutter access points.

Areas

Unit B1	11,645 sq.ft.	1,081.86 sq.m.
Unit B2	11,670 sq.ft.	1,084.18 sq.m.
Unit C	20,287 sq.ft.	1,884.72 sq.m.
Unit D	20,107 sq.ft.	1,868.00 sq.m.

Terms

Available by way of new full repairing and insuring leases for a term of years to be agreed.

Rent

Unit B1	£3.00 per sq.ft.
Unit B2	£3.00 per sq.ft.
Unit C	£2.75 per sq.ft.
Unit D	£2.75 per sq.ft.

All rents are per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

All units to be re-assessed

EPC

Unit B1	D86
Unit B2	D86
Unit C	C72
Unit D	D86

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly through the agent:

Louis Holt

t. 0151 242 3145

m. 07887 530 274

e. louis.holt@masonowen.com

Viewing

Strictly through the agent:

Mark Coulthurst

t. 0151 242 3123

m. 07767 685 598

e. mark.coulthurst@masonowen.com