



TO LET

**RENT A SPACE
TRADE UNITS**

Available Trade Units

Rent a Space Trade Units, Dunnings Bridge Road, Aintree, Liverpool, L30 6UU

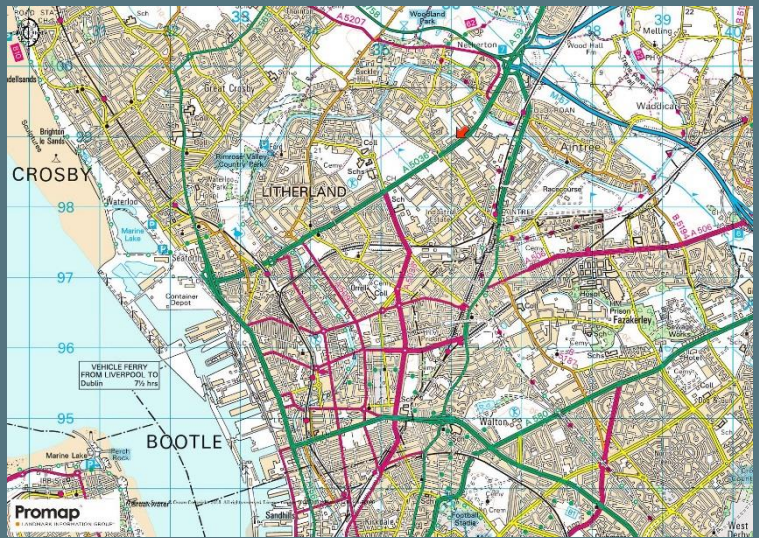
- MODERN TRADE UNITS
- OFFICE SPACE AVAILABLE
- BUSINESS SPACE AVAILABLE
- FLEXIBLE TERMS
- MONTHLY PAYMENTS
- FRONTAGE TO DUNNINGS BRIDGE ROAD

LOCATION

The trade units are located within the well-known Rent a Space warehouse, with frontage to Dunnings Bridge Road, connecting to Liverpool City Centre (7 miles), and Switch Island (0.5 miles) to the M58.

The trade units are located at the front of the warehouse, with direct frontage and potential for signage to Dunnings Bridge Road.

Rent a Space Trade Units
 Dunnings Bridge Road
 Aintree
 Liverpool
 L30 6UU



Accommodation	Size		Rent*
TRADE UNITS			
Trade Unit 3	118.45 m ²	1,275 ft ²	£16,000 per annum
Trade Unit A - (coming soon)	371.61 m ²	4,000 ft ²	To be confirmed
BUSINESS SPACE			
Storage Unit 1	18.58 m ²	200 ft ²	£60.00 per week
Storage Unit 2	27.87 m ²	300 ft ²	£85.00 per week
Storage Unit 3	46.45 m ²	500 ft ²	£100.00 per week
Storage Unit 4	92.90 m ²	1,000 ft ²	£180.00 per week
OFFICE SPACE			
Suite A - 2 person office	11.60 m ²	125 ft ²	£60.00 per week
Suite B - 2 person office	11.60 m ²	125 ft ²	£60.00 per week

Description

The neat trade units allow for a modern and flexible tenant usage, with a community feel. The space allows for any tenant to come and go as they please, and to provide both a storage and retail aspect to their trading.

Each trade unit benefits from a secure electric roller shutter door and pedestrian glass entrance. All tenants also have the benefit of extra storage space, which is provided in the lock ups in the main warehouse.

Terms

Available by way of a new full repairing and insuring lease.

Legal Costs

Each party to be responsible for their own legal costs.

EPC's

Energy Performance Certificates have been commissioned and will be available for inspection shortly.



Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

***All rents are inclusive of VAT and all other charges**



Viewing

Strictly through the agents:

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