

# SEFTON BUSINESS PARK

**INDUSTRIAL**

Olympic Way, Aintree, Liverpool, L30 1RD



## TO LET

HIGH QUALITY INDUSTRIAL/WORKSHOP UNITS

**997 - 4,195 SQ FT**

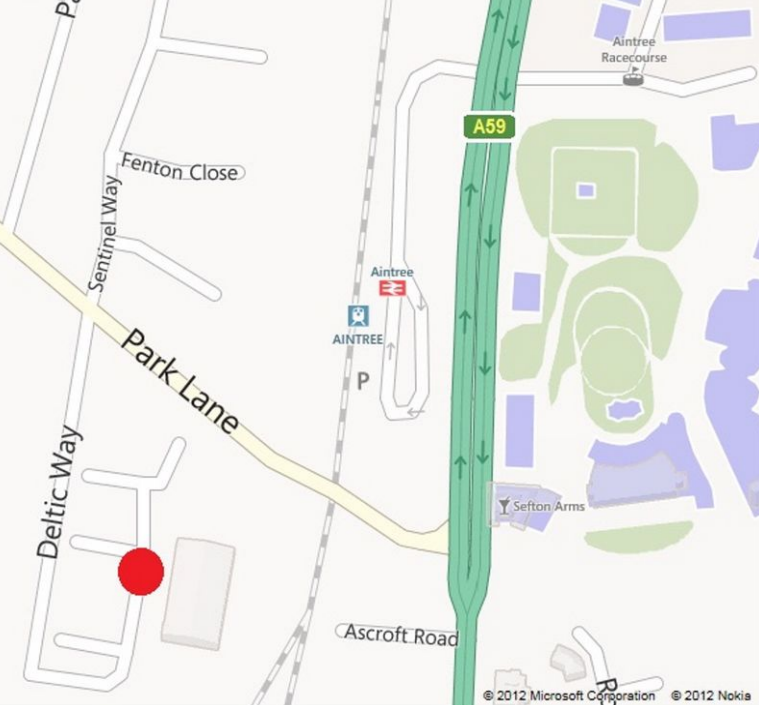
96.62 - 389.73 SQ M

- Excellent motorway access
- Quality modern workshop units
- Close to local amenities
- Remotely monitored CCTV
- Competitive rents
- Flexible terms



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## LOCATION

Sefton Business Park is ideally located on Olympic Way close to the junction of Park Lane and the A59, providing access to the M57 & M58 at Switch Island. The site benefits from excellent transport links being situated between Liverpool City Centre, Liverpool Docks and the motorway links within Merseyside. Aintree Railway Station is within short walking distance.

Local amenities in the area include the Aintree Racecourse Retail Park providing an array of retail shops and eating outlets. Aintree Racecourse is also close by.

## SEFTON BUSINESS PARK, OLYMPIC WAY, AINTREE, LIVERPOOL



L30 1RD

## DESCRIPTION

Sefton Business Park is a high specification employment park development providing a total of 33,269 sq ft. The Business Park provides a range of modern workshop and industrial units ranging from 997 sq ft (92.62 sq m) to 4,195 sq ft (389.73 sq m).

## SPECIFICATION

The units at Sefton Business Park benefit from the following:

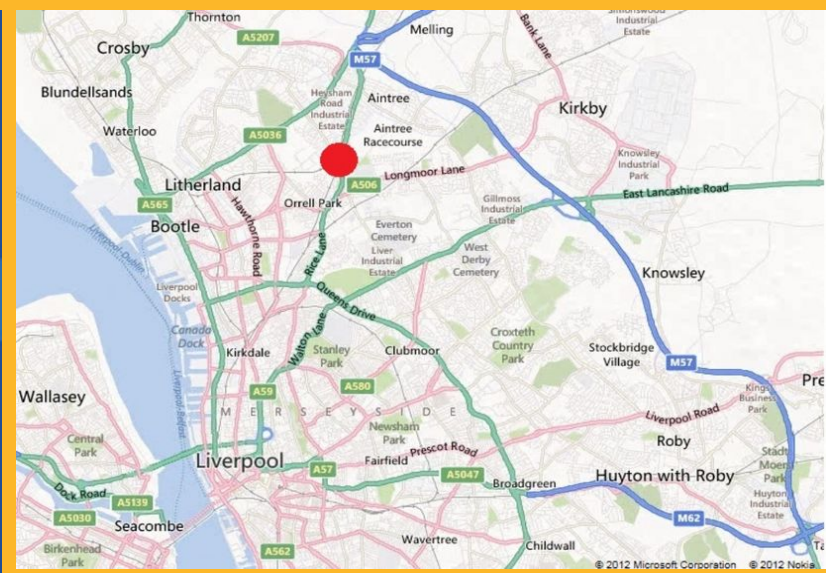
- Electrically operated security shutters
- Heating & lighting to workshop/office space
- Remotely monitored CCTV system
- Fully fitted offices (excluding units 6 & 10)
- Electrically operated security entrance estate gates

## TERMS

The units are available to lease by way of a Northern Trust Company Limited standard "Easy In / Easy Out" flexible tenancy agreement. Further details are available on request.

## EPC

A copy of the EPC is attached with these particulars for all available units.



## VIEWING/FURTHER INFORMATION

For current availability and more information on this scheme, or to arrange a viewing contact one of the lettings agents to discuss your requirements further.

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