

TO LET

Aintree

lm6.co.uk

LM6



PRELIMINARY DETAILS

**Warehouse Facility , Heysham Road
Aintree, Merseyside L30 6TU**

- 1 mile from Switch Island / M57
- Detached Industrial Facility
- Two storey office accommodation
- Large concrete surface yard
- Regular shaped site
- 2.39 acre site area

**39,569 sq ft
(3,675.96 sq m)**



phil.morley@lm6.co.uk

07976 288497

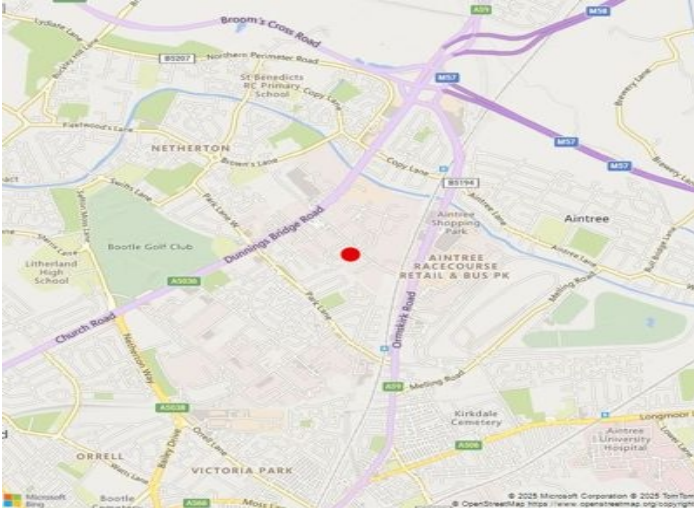
0151 541 2445

www.lm6.co.uk

TO LET

lm6.co.uk
LM6

Warehouse Facility , Heysham Road Aintree, Merseyside L30 6TU



Location

The property is situated on Heysham Road within an established industrial location to the north of Liverpool, in close proximity the national motorway network and Liverpool Docks. The property has excellent road, rail and sea connections.

Mersey Reach has recently been developed and provides over 200,000 square feet of high-quality industrial accommodation, a petrol filling station and Starbucks drive thru.

Heysham Road runs off Dunningbridge Road (A5036) and is the main arterial route to Switch Island, the intersection of the M57/M58 motorways. The property is located approximately 3.4 miles from Liverpool2, the new £400m deep-water container terminal at Liverpool Freeport.

Description

- Detached warehouse Facility
- Additional 1.5 acre concrete yard
- Steel frame building
- Arranged over 3 bays
- Two storey office accommodation
- 2x loading doors

Energy Performance Certificate

An energy performance certificate is available on request.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Warehouse (Front)	23,454	2,178.88
Warehouse (Rear)	11,355	1,054.88
Offices (GF)	2,380	221.1
Offices (FF)	2,380	221.1
Total	39,569	3,675.96

Terms

Available by way of a new FR&I Lease for a term to be agreed.

Rateable Value

Interested parties are requested to contact Sefton Borough Council Business Rates Dept on 0151 934 4360.

Legal Costs

Each party to responsible for their own costs in relation to any transaction.

VAT will be payable at the prevailing rate.

Anti Money Laundering (AML)

To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

Further Information

Please contact the joint agents, LM6 & Hitchcock Wright & Partners:

Phil Morley
Mobile: 07976 288497
Email: phil.morley@lm6.co.uk