

TO LET

Liverpool

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INDICATIVE IMAGE



UNDER REFURBISHMENT

Unit G7, Liver Industrial Estate

Long Lane, Aintree, Liverpool, Merseyside L9 7ES

- Established Trade Location
- Refurb to complete end January 2023
- 5.5 m eaves
- Ground floor office & kitchen
- Secure yard and compound
- New FRi lease

5,499 sq ft
(510.86 sq m)



thomas@b8re.com

07769250494

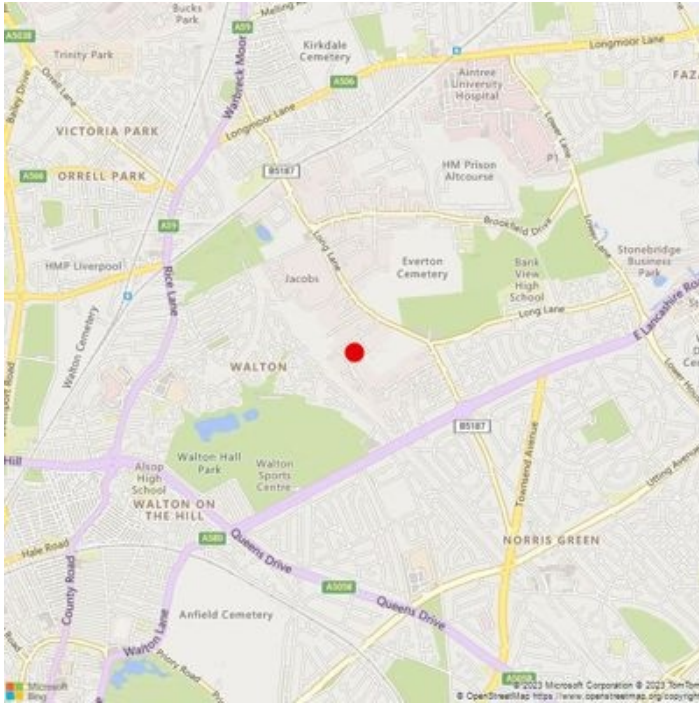
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Unit G7, Liver Industrial Estate Long Lane, Aintree, Liverpool, Merseyside L9 7ES



Location Liver Industrial Estate is located in the Liverpool, Aintree, which is in the wider Merseyside conurbation. It is located 3 miles to the North East of Liverpool City Centre and 36 miles West of Manchester.

The estate itself is accessed off Long Lane (B5187) which links with the East Lancs Rd (A580) to the South and A59 to the North and has notable occupiers including Taskers and Howdens

These two roads both provide access to the M57 Motorway and Manchester to the East, and Liverpool City Centre and the Docks to the West.

Description Modern unit which forms part of a wider terrace of modern portal frame units.

It is of steel portal frame construction and includes offices, kitchen and w/c facilities. Internally it has a minimum eaves height of 5.5m, 3 phase power, LED lighting and is serviced by a single, level loading door leading to a self contained and secure yard/compound area.

It is being comprehensively refurbished with works due to complete by end January 2023

Accommodation

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

Total	5,499	510.86
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Terms Units are available to let on new FRI leases for a term to be agreed.

If taken individually they are offered at £ 48,116.25 per annum (£8.75 per sqft)

Service charge and building insurance are payable, prices tbc

Rateable Value

Rateable value effective 1 April 2023:

Unit G7 - £26,250

Interested parties are advised to verify this via Liverpool CC

VAT

All figures quoted are exclusive of VAT at the current prevailing rate.

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

Further Information

Please contact the joint agent B8RE or LM6:

Thomas Marriott

Mobile: 07769250494

Email:

thomas@b8re.com

Anthony O'Keefe

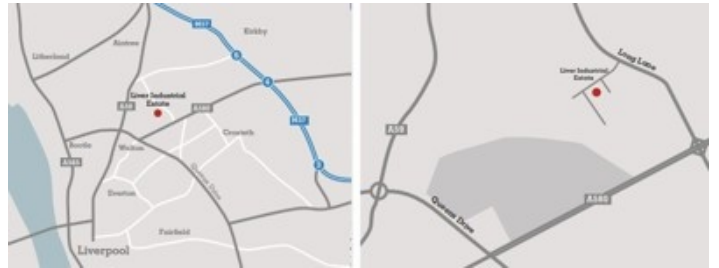
Mobile: 07900 134483

Email:

tony.okeefe@lm6.co.uk

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