



L30 1RD

# INDUSTRIAL

SEFTON BUSINESS PARK, AINTREE



NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION

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# INDUSTRIAL



- Electrically operated security entrance gates
- Actively managed environment
- Remotely monitored CCTV system
- Heating and lighting to workshop/office space
- Electrically operated security shutters
- Fully fitted offices (excluding units 6 and 10)
- Established location
- Close to local amenities
- Excellent motorway access
- Competitive rents and flexible terms



INDUSTRIAL

## UNITS TO LET

SIZES FROM

**997 - 4,195 SQ FT**

92.62 - 389.73 SQ M

Over 200 locations throughout the Midlands and the North



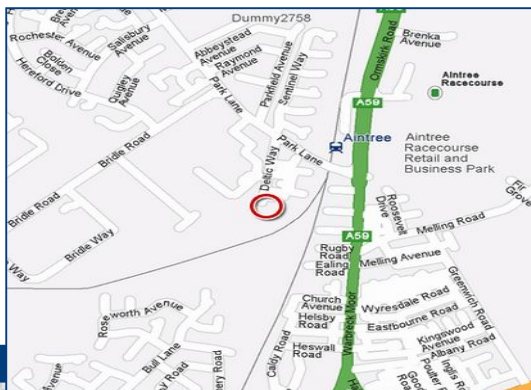
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## LOCATION

Sefton Business Park is located on Olympic Way close to the junction of Park Lane and the A59 opposite Aintree Racecourse, providing access to the M57/M58 at Switch Island.

The site is strategically located between the City Centre, Liverpool Docks and motorway links within Merseyside.



## DESCRIPTION

A high specification employment park development offered on flexible terms providing a total of 33,269 sq ft (3,090.79 sq m) in individual units ranging from 997 sq ft (92.62 sq m) to 4,195 sq ft (389.73 sq m).

## TERMS

The units are available on flexible lease agreements as follows:-

- Three year tenancy agreement incorporating annual break option
- Rent payable monthly in advance
- Landlord responsible for structural and external repairs
- Tenant responsible for internal repairs, external doors, shutters and windows

## RENTAL

A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy administration fee is payable.

## VIEWING

Please contact Whittle Jones North West on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk).

## RATES

Tenant to be responsible for rates and other outgoings. For information on Rateable Value or rates payable contact Sefton Council Business Rates Department on 0151 934 3444. Alternatively you could obtain information from the Valuation Website which is [www.voa.uk/business\\_rates/general.htm](http://www.voa.uk/business_rates/general.htm).

## INDUSTRIAL

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