

# SEFTON BUSINESS PARK Aintree, Liverpool

New Workshop / Industrial Development

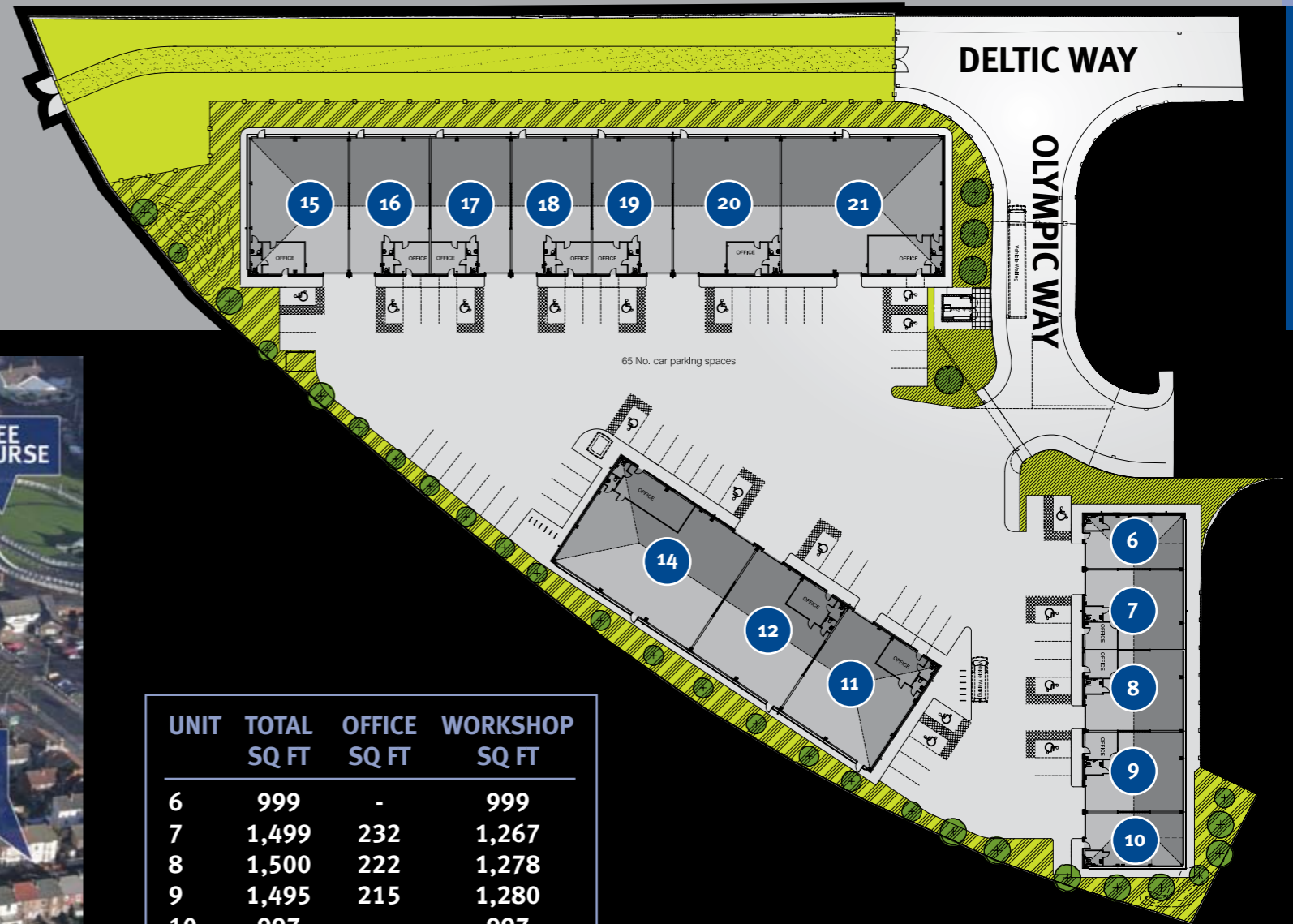
**TO LET**

UNITS FROM 997 SQ FT (92.62 SQ M)  
TO 4,195 SQ FT (389.73 SQ M)



**1 Mile to  
M57 / M58  
Switch Island**

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).



UNIT	TOTAL SQ FT	OFFICE SQ FT	WORKSHOP SQ FT
6	999	-	999
7	1,499	232	1,267
8	1,500	222	1,278
9	1,495	215	1,280
10	997	-	997
11	2,537	331	2,206
12	2,527	328	2,199
14	3,846	540	3,306
15	2,558	335	2,223
16	2,079	288	1,791
17	2,087	288	1,799
18	2,079	293	1,786
19	2,089	289	1,800
20	2,782	329	2,453
21	4,195	549	3,646
<b>33,269</b>			

## Reasons to choose Sefton Business Park...

1. BRAND NEW BUILDINGS
2. SECURE ENVIRONMENT
3. ESTABLISHED LOCATION
4. CLOSE TO LOCAL AMENITIES
5. EXCELLENT MOTORWAY ACCESS
6. GOOD CORPORATE IMAGE
7. COMPETITIVE RENTS
8. FLEXIBLE TERMS

## What you get at Sefton Business Park...

**NEW BUILD UNITS**  
**ELECTRICALLY OPERATED SECURITY ENTRANCE GATES**  
**ACTIVELY MANAGED ENVIRONMENT**  
**REMOTELY MONITORED CCTV SYSTEM**

**HEATING AND LIGHTING TO WORKSHOP/OFFICE SPACE**  
**ELECTRICALLY OPERATED SECURITY SHUTTERS**  
**ATTRACTIVE LANDSCAPING**  
**FULLY FITTED OFFICES (EXCLUDING UNITS 6 & 10)**



**sefton business park** AINTREE, LIVERPOOL, L30 1RD

## Where to find Sefton Business Park...

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.

### Planning

Planning consent has been granted for B1 and B8 uses including light industrial and warehousing.

### 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.

### Rent

On application to the joint agents.

### Rates

Tenant to be responsible for rates and other outgoings

### Economic Assistance

Contact the Economic Development Unit at Sefton Council:  
0151 934 3444.

### VAT

All rents and other charges will be subject to VAT at the standard rate.

Contact:  
John Marrow / Clare McKinnon

Contact:  
Timothy Garnett

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*Regenerating South Sefton*

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