



NORTHERN TRUST

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TO LET

SEFTON BUSINESS PARK

OLYMPIC WAY | BOOTLE | L30 1RD

INDUSTRIAL UNITS

997-4,195 SQ FT (93-390 SQ M)

KEY FEATURES

- Good Transport Links
- On-Site Parking
- Integrated Office Space
- Roller Shutter Door
- Established Location
- CCTV Coverage
- Nearby Amenities
- Fully Fenced Estate



CONTACT US:



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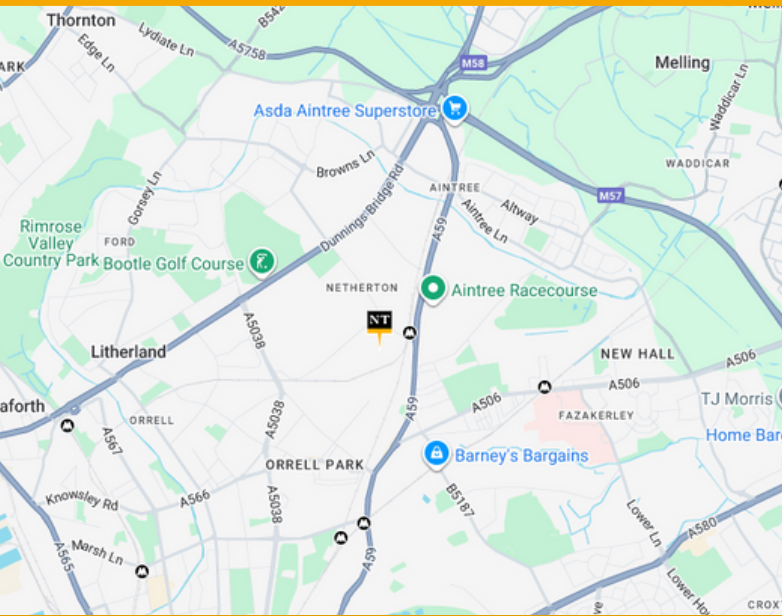
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SEFTON BUSINESS PARK

OLYMPIC WAY | BOOTLE | L30 1RD



LOCATION

Sefton Business Park is prominently located on Olympic Way, within the established Aintree industrial area, approximately 5 miles north-east of Liverpool city centre.

The estate benefits from excellent connectivity, sitting just off the A59 (Ormskirk Road)—a key arterial route linking Liverpool city centre to Switch Island and the M57/M58 motorway interchange, located just 0.5 miles to the north.

The Port of Liverpool is just 3 miles to the west, offering excellent freight access, while Liverpool John Lennon Airport lies approximately 12 miles to the south. The estate also enjoys strong public transport links, with Aintree railway station just a 10-minute walk away, providing regular services to Liverpool Central and Ormskirk.

A range of local amenities are nearby, including Aintree Racecourse and Aintree Racecourse Retail Park, which offers a wide selection of retail stores, restaurants, and services within a mile of the estate.

MODERN INDUSTRIAL UNITS 997 - 4,195 SQ FT

DESCRIPTION

Sefton Business Park extends to 33,269 sq ft and comprises 15 modern industrial units, arranged across three terraces. Constructed in 2006, the units range in size from 997 sq ft to 4,195 sq ft, providing high-quality accommodation suitable for a variety of industrial, storage, and trade counter uses.

Each unit is of steel portal frame construction with brick/block elevations to 2m, composite panel cladding above, and a profile metal-clad roof with translucent panels for natural light. Units benefit from electrically operated roller shutter doors, integrated office space, and heating and lighting throughout.

KEY FEATURES

- On-site CCTV coverage
- Electrically operated roller shutter doors
- Three-phase electricity supplies
- Integrated WC/washrooms
- 5 Miles North East Of Liverpool City Centre
- Aintree Railway Station Only 1/2 mile Away
- Well connected to the north west motorway network



EPC

The EPC ratings on the available units range up to B50. A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact one of the letting agents.



BUSINESS UNITS TO LET ACROSS THE UK

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