



TO LET

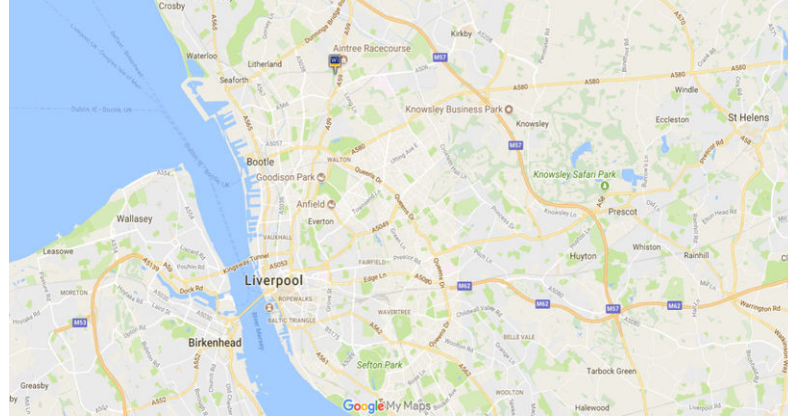
SEFTON BUSINESS PARK

**OLYMPIC WAY, AINTREE, LIVERPOOL
L30 1RD**



- **Excellent Motorway Access**
- **Popular Location**
- **Close To Local Amenities**
- **Electronically Operated Security Shutters**
- **Remotely Monitored CCTV System**
- **Electrically Operated Security Entrance Estate Gates**

MODERN INDUSTRIAL UNITS
997-4,195 sq ft (96.62-389.73 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Aintree Train Station	0.5	10	Drive
Aintree Racecourse	0.3	6	Walk
M57/M58 Interchange	2.1	9	Drive
Liverpool		25	Train

Source: theAA.com

SEFTON BUSINESS PARK

OLYMPIC WAY, AINTREE, LIVERPOOL



DESCRIPTION

Sefton Business Park totalling 33,269 sq ft was built in 2006 and provides a range of modern high quality multi-let industrial units from 997 sq ft up to 4,195 sq ft. The 15 units are arranged in 3 terraces and are constructed of steel portal frame with brick / block elevations to a height of 2m with composite panel cladding above and profile metal clad roof.

Each unit benefits from an electrically operated roller shutter door, heating and lighting and integral office space. Externally the site is surrounded by steel fencing with a central shared concrete yard and a gated entrance from Deltic Way.

SPECIFICATION

- Electronically Operated Security Shutters
- Heating and Lighting to Workshop / Office Space
- Fully Fitted Offices (excluding units 6 & 10)
- Remotely Monitored CCTV
- Electrically Operated Security Entrance Estate Gates

RATES

The EPC Ratings on the available units range from B37 to D93. Copies of individual EPC's are available on request

LOCATION

Sefton Business Park is situated in Aintree, in an industrial area 5 miles to the north east of Liverpool City Centre. It is located on Deltic Way at its junction with Park Lane off Ormskirk Road (A59), an arterial route between Liverpool City Centre and Switch Island M57/M58 junction, which is half a mile to the north. There are major port facilities at The Port of Liverpool which is 3 miles to the west; and Liverpool John Lennon Airport is only 12 miles to the south. The estate benefits from good public transport links with Aintree Railway Station only 1/2 mile away, providing regular train services to Liverpool City Centre and Ormskirk.

The immediate vicinity offers a range of amenities, with Aintree Racecourse 6 minutes' walk away and Aintree Racecourse Retail Park less than 1 mile away providing an array of shops, retail outlets and eateries.

TERMS

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

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk



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