



sefton business park AINTREE, LIVERPOOL, L30 1RD



SEFTON BUSINESS PARK

Aintree, Liverpool

New Workshop / Industrial Development

TO LET

UNITS FROM **989 SQ FT** (91.88 SQ M)
TO **4,178 SQ FT** (388.14 SQ M)

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.

VAT

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

Terms

The units are available to let by way of flexible tenancy agreements. Rentals on application to the joint agents.

Contact:
John Marrow / Clare McKinnon

Contact:
Timothy Garnett

Economic Assistance

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



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



Misrepresentation Act

These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. February 2006.

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A high specification employment park development offered on flexible terms providing a total of 32,990 sq ft (3,064.8 sq m) in individual units ranging from 989 sq ft (91.9 sq m) to 4,178 sq ft (388.1 sq m).



UNIT	TOTAL SQ FT	OFFICE SQ FT	WORKSHOP SQ FT
6	989	-	989
7	1,485	220	1,265
8	1,485	220	1,265
9	1,485	220	1,265
10	989	-	989
11	2,514	317	2,197
12	2,503	314	2,189
14	3,825	522	3,303
15	2,541	322	2,219
16	2,061	277	1,784
17	2,061	277	1,784
18	2,061	277	1,784
19	2,061	277	1,784
20	2,763	314	2,449
21	4,178	531	3,647
	32,990		



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)