

GRAYLAW TRADING ESTATE

Wareing Road, Aintree, Liverpool L9 7AU

TO LET

REFURBISHED

INDUSTRIAL WAREHOUSE
UNITS WITH OFFICES

UNITS FROM 4,286 SQ FT - 17,247 SQ FT

Fully refurbished units

Flexible deals available

Occupiers include:



L & I Eaton ARC Ltd
ACCIDENT REPAIR CENTRES

GRAYLAW TRADING ESTATE

Wareing Road, Aintree, Liverpool L9 7AU

TO LET

UNITS FROM
4,286 SQ FT - 17,247 SQ FT

Description

Graylaw Trading Estate is a multi-let industrial scheme comprising 13 units.

Each unit is steel portal frame construction, with part brick/part clad elevations under a pitched clad roof, incorporating translucent rooflights.

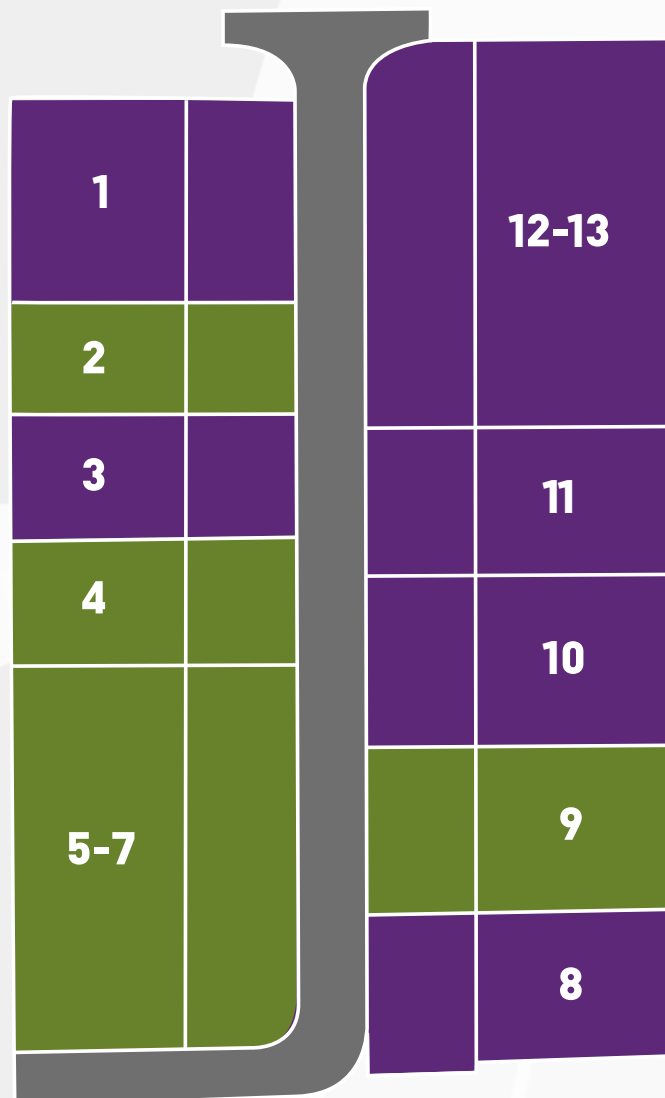
Each unit benefits from electric roller shutter doors, as well as dedicated parking to the front, internal offices, WC and three phase electricity supply.

Terms

The units are available by way of new full repairing and insuring leases, on flexible terms.

Legal Costs

Each party will be responsible for their own legal costs.



Accommodation

1	LET
2	TO LET (4,286 sq ft)
3	LET
4-7*	TO LET (17,247 sq ft)
8	LET
9	TO LET (6,647 sq ft)
10	LET
11	LET
12	LET
13	LET

* Units 5 – 7 comprise 12,961 sq ft of fully refurbished space

GRAYLAW TRADING ESTATE

Wareing Road, Aintree, Liverpool L9 7AU

TO LET

UNITS FROM
4,286 SQ FT - 17,247 SQ FT

Location

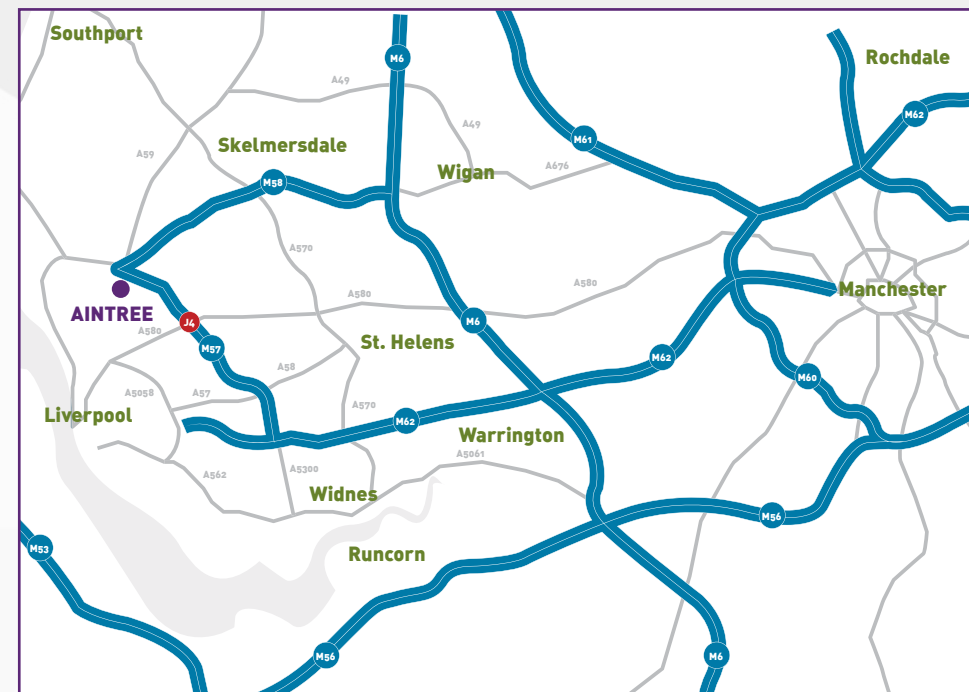
Graylaw Trading Estate is an established estate in the Aintree industrial area of North Liverpool.

Access to the estate is from Long Lane via Brookfield Drive and Wareing Road. Long Lane in turn links with both Ormskirk Road (A59) & the East Lancashire Road (A580), providing access to the M57, M58 and linking with the M62 and M6.

The estate is well established & current occupiers include the Royal Mail and L&I Eaton Arc.



L & I Eaton ARC Ltd
ACCIDENT REPAIR CENTRES



GRAYLAW TRADING ESTATE

Wareing Road, Aintree, Liverpool L9 7AU

VAT

All prices, outgoings and rentals are subject to VAT at the prevailing rate.

Service Charge

A service charge will be levied for the maintenance and upkeep of the common areas.

Further Information

For further information, please contact:



Thomas Marriott
thomas@b8re.com
07769 250 494



Darren Hill
darren.hill2@cbre.com
07590 485 287

Archie Burrows
archie.burrows@cbre.com
07958 137 342

IMPORTANT NOTICE B8 and CBRE gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published December 2023. Photography taken November 2022

Designed by:
Blaze
Marketing
0161 387 7252

TO LET

UNITS FROM 4,286 SQ FT - 17,247 SQ FT



Managed by
MK2
REAL ESTATE
HELPDESK NUMBER
0121 214 1970

Asset Manager
CAISSON
INVESTMENT MANAGEMENT

