GRAYLAW
TRADING ESTATE

Wareing Road, Aintree, Liverpool L9 7AU

TO LET | REFURBISHED



INDUSTRIAL WAREHOUSE UNITS WITH OFFICES

UNIT 3 – 4,292 SQ FT

- Fully refurbished units
- Flexible deals available
- Occupiers include:

Royal Mail

L & I Eaton ARC Ltd
ACCIDENT REPAIR CENTRES

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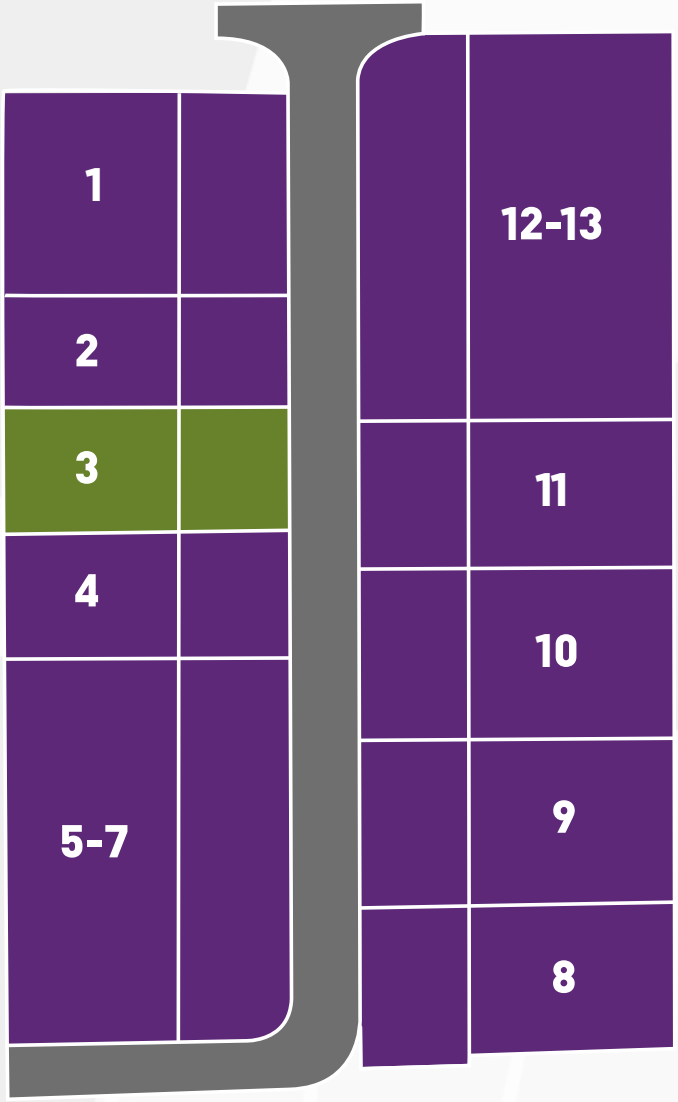
Description
Graylaw Trading Estate is a multi-let industrial scheme comprising 13 units.

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	LET
3	TO LET (4,292 sq ft)
4-7*	LET
8	LET
9	LET
10	LET
11	LET
12	LET
13	LET

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

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4,292 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

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TO LET | UNIT 3 4,292 SQ FT



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:

B8
01925 320 520
www.b8re.com

Thomas Marriott
thomas@b8re.com
07769 250 494

CBRE
+44 (0)151 224 7666
www.cbre.co.uk

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

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Designed by:
Blaze Marketing
0161 387 7252





