



New Industrial Units For Sale/To Let

3,038 sq ft (282 sq m) to 6,080 sq ft (565 sq m)

**BROOKFIELD BUSINESS PARK, MUIR ROAD,
OFF BROOKFIELD DRIVE, AINTREE, LIVERPOOL**



A development of 13 high quality industrial units located on Aintree Industrial Estate. Brookfield Business Park is Priority Sites latest development in Liverpool and offers a wide range of unit sizes, each with dedicated car parking. Security features strongly in the design with internal shutters to doors and ground floor windows and 2.4m paladin fencing.

-  25 minutes
-  5 minutes
-  5 minutes
-  10 minutes
-  on-site
-  10 minutes



In partnership with





INDUSTRIAL ACCOMMODATION:

Unit		Size (Sq.ft)	Size (Sq.m)
5	GROSS INTERNAL	4,072	378
6	GROSS INTERNAL	7,962	740
7	GROSS INTERNAL	3,038	282
8	GROSS INTERNAL	6,085	565
9	GROSS INTERNAL	3,045	283
10	GROSS INTERNAL	6,080	565
11	GROSS INTERNAL	3,049	283
12	GROSS INTERNAL	6,065	563
15	GROSS INTERNAL	3,607	335
17	GROSS INTERNAL	4,072	378
19	GROSS INTERNAL	3,048	283
21	GROSS INTERNAL	3,563	331
23	GROSS INTERNAL	4,070	378
Total		57,756	5,366

All dimensions are approximate.



SPECIFICATION

The specification includes:

- High quality brick and clad elevations
- Male and female and disabled toilet provision
- Floor load capacity 30kN/Sq.m
- 3 phase power supply
- Power 10kva per 100 Sq.m
- Office suite area - Fully fitted office suite including gas central heating, lighting and carpets
- 6m minimum eaves height to underside of haunch
- Low maintenance landscaping
- Secure yard
- Security shutters to ground floor
- Kitchenette
- Dedicated car parking
- 5m high motorised slide-over loading doors
- External lighting
- Possible office expansion at ground floor and first floor (above office suite)

A full specification can be obtained from the selling / letting agents.

TERMS & AVAILABILITY

The buildings are for sale on a long lease or to rent on full repairing and insuring terms.

PLANNING

Planning permission has been obtained for B1 (Business), B2 (General Industrial) and B8 (Warehousing and Distribution) uses.

SERVICE CHARGE

A service charge will be levied towards the up keep of common areas.

VAT

VAT will be chargeable at the appropriate rate.

RENT & PRICES

Available upon application.

VIEWING

Only by arrangement with the joint agents Hitchcock Wright & Partners and GVA Grimley.

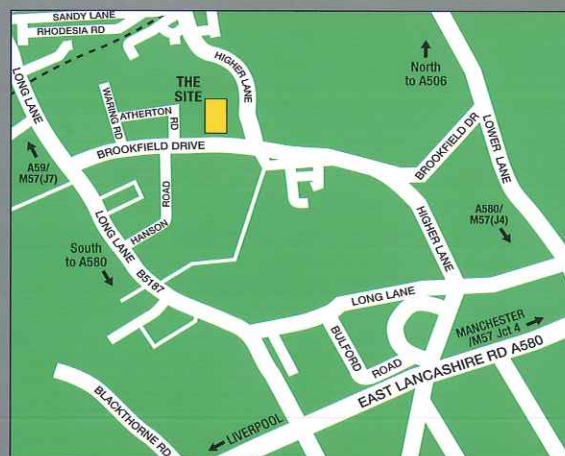
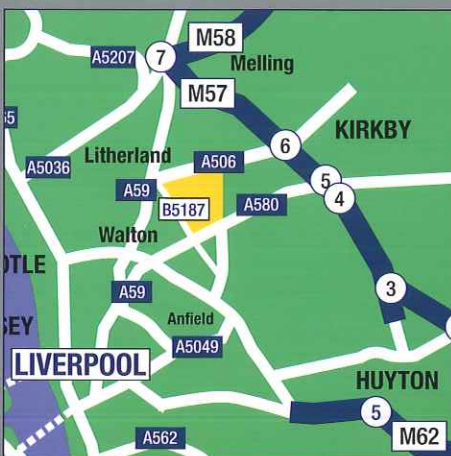
SITE PLAN



LOCATION

Brookfield Business Park is located on Muir Road, off Brookfield Drive within the Aintree Industrial Estate in North Liverpool. Brookfield Drive runs between Long Lane and Lower Lane. Both roads lead directly to A580, East Lancashire Road, providing dual carriageway access to Liverpool City Centre (4 miles) and Jct 4 M57 (3 miles). The M57 provides easy access to M62 (Jct 6) and Liverpool John Lennon Airport.

To the North, Long Lane connects to the A506 and then A59 Ormskirk Road providing dual carriageway access to Jct 7, M57/M58 Switch Island junction. The M58 provides easy access to Skelmersdale, Wigan and M6, Jct 26.



LOCATION MAPS

For further information contact:

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 CHARTERED SURVEYORS
0151 227 3400
www.hitchcockwright.co.uk

0151 255 1910
GVA Grimley
www.gvagrimley.co.uk

Mixed Sources
 Product group from well-managed forests, controlled sources and recycled wood or fibre
FSC
www.fsc.org Cert no. SGS-COC-003174
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PRIORITY SITES
www.prioritysites.co.uk

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Unit	GIA sq ft	Rent per annum	Purchase Price	Availability
5	4,072	-	-	LET
6	7,962	-	-	SOLD
7	3,038	-	-	LET
8	6,085	-	-	SOLD
9	3,045	£15,225	£185,000	Under Offer
10	6,080	£30,400	£365,000	Available
11	3,049	£15,245	£185,000	LET
12	6,065	-	-	LET
15	3,607	-	-	SOLD
17	4,072	-	-	LET
19	3,048	-	-	SOLD
21	3,563	-	-	SOLD
23	4,070	-	-	Available

