

# TO LET

- Prominent Roadside Location
- 6,143 sq.ft. (571 sq.m.)



## Units 124-126 Brookfield Drive, Aintree, Merseyside L9 7AJ

### LOCATION

The property is located in Aintree, within Aintree Industrial Estate, which is situated approximately 4 miles (6.4 km) north-east of Liverpool City Centre, 17 miles (27.2 km) north-west of Warrington and 30 miles (46 km) west of Manchester.

The property is located on the south side of Brookfield Drive, close to its junction with Higher Lane, within Aintree Industrial Estate. Aintree Industrial Estate is situated between the A508 and the A580, both of which provide key routes into Liverpool City Centre and to the M57 to the east.

The area has good motorway connections being located approximately 5 minutes' drive from Junction 6 of the M57, which provides access to the M58 and M62, which in turn join the M6.

The area is well served by public transport links with a number of bus routes running along Long Lane, Lower Lane and Brookfield Drive. Fazakerley Railway Station is located approximately 0.5 miles to the north of the property, providing direct links to Liverpool and Kirkby.

### DESCRIPTION

The property is located in terrace of six units of portal frame construction with concrete block walls, metal clad elevations to the front and a metal roof, and comprises warehouse accommodation and offices. There is a shared circulation space to the front for servicing the units and each unit benefits from three parking spaces.

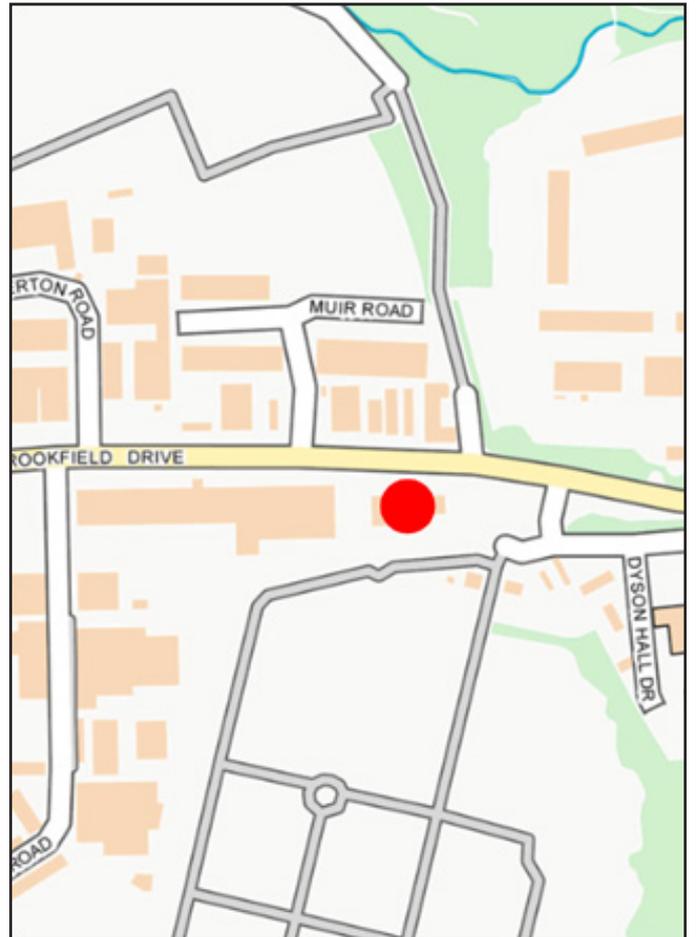
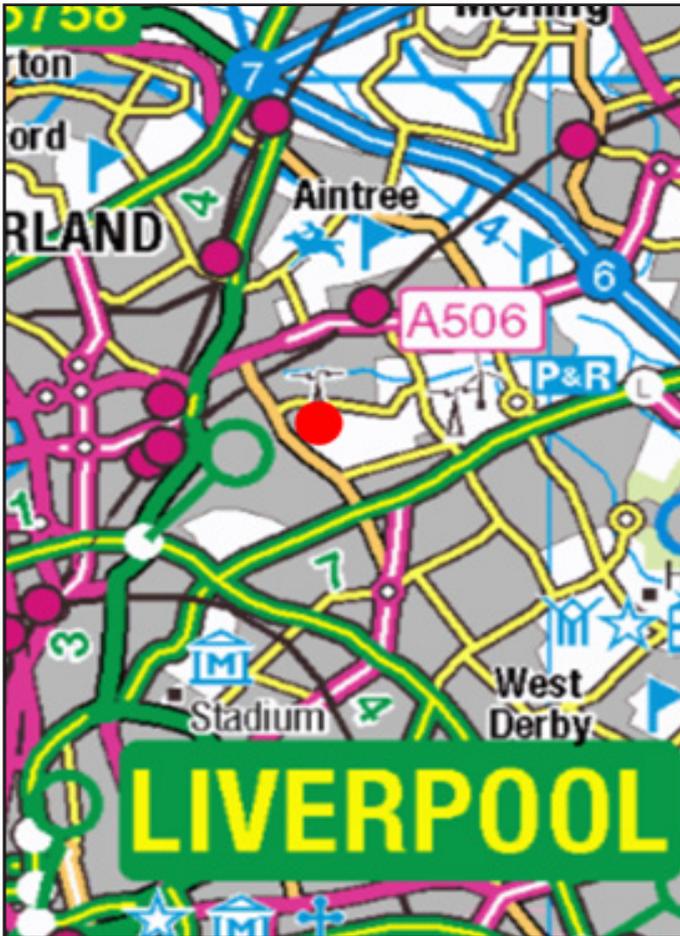
The unit benefits from a three-phase power supply and electric roller shutter loading doors and has a minimum eaves height of 6 metres.

### ACCOMMODATION

Measured on a gross internal area basis the property extends to approximately:-

Ground Floor:	5,262 sq.ft.	489 sq.m.
Mezzanine Offices:	881 sq.ft.	82 sq.m.

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### RENT

Available upon Application.

### LEASE TERMS

Available upon request.

### BUSINESS RATES

The tenant will be responsible for the payment of business rates.

### EPC

An EPC has been commissioned and will be available shortly.

### VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Subject to Contract

Details prepared February 2026

