HEYSHAM RD
AINTREE L30 6TU



PHASE 1 REFURBISHMENT WORKS UNDERWAY

39,569 SQ FT
(3,676.1 SQ M)

TO LET

- SUBSTANTIAL WAREHOUSE FACILITY WITH OFFICES
- SITE AREA 2.39 ACRES
- CLOSE TO SWITCH ISLAND AND LIVERPOOL DOCKS

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LOCATION

The property is situated on Heysham Road within an established industrial location to the north of Liverpool, in close proximity to the national motorway network and Liverpool Docks. Aintree and Old Roan Merseyrail Stations, Aintree Retail Park and Switch Island Leisure Park are located close by.

The property has excellent road, rail and sea connections.

The adjacent site, known as Mersey Reach, has recently been developed and provides over 200,000 square feet of high-quality industrial accommodation, a petrol filling station and Starbucks drive thru.

Heysham Road runs between Dunningsbridge Road (A5036) and Ormskirk Road (A59), both of which form main arterial routes to Switch Island, the intersection of the M57/M58 motorways.

The property is located approximately 3.4 miles from Liverpool2, a new £400m deep-water container terminal at Liverpool Freeport. This has doubled the ports container capacity and it is now one of the country's best equipped and connected terminals.

• M57/M58	1.0 mile
• M6 (J23)	16.0 miles
• Liverpool2 deep-water port	3.4 miles
• Liverpool John Lennon Airport	12.5 miles
• Manchester Airport	39.0 Miles
• Liverpool	7.0 miles
• Manchester	39.0 miles
• Old Roan Merseyrail Station	0.8 miles
• Aintree Merseyrail Station (18 minutes to Liverpool Central)	1.2 miles

DESCRIPTION

The property comprises a substantial detached industrial facility, comprising of the main warehouse, a second smaller warehouse formerly used as a vehicle serving deport, office block and a large concrete surfaced yard arranged on a regular shaped site.

The warehouse comprises a substantial steel frame building which is arranged in three bays having brick walls to full height, a level concrete floor and pitched roofs which incorporate 10% translucent roof lights. The property benefits from five loading doors.

Vehicular access is provided at various points around the building.









Indicative front elevation

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SERVICES
We understand that all main services are connected to the property, including three phase power.

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

	sq ft	sq m
Warehouse Front Section	23,454	2,179.0
Warehouse Rear Section	11,355	1,054.9
Offices Ground Floor	2,380	221.1
First Floor	2,380	221.1
Total	**39,569**	**3,676.1**

SITE AREA
2.39 acres (0.97 HA)

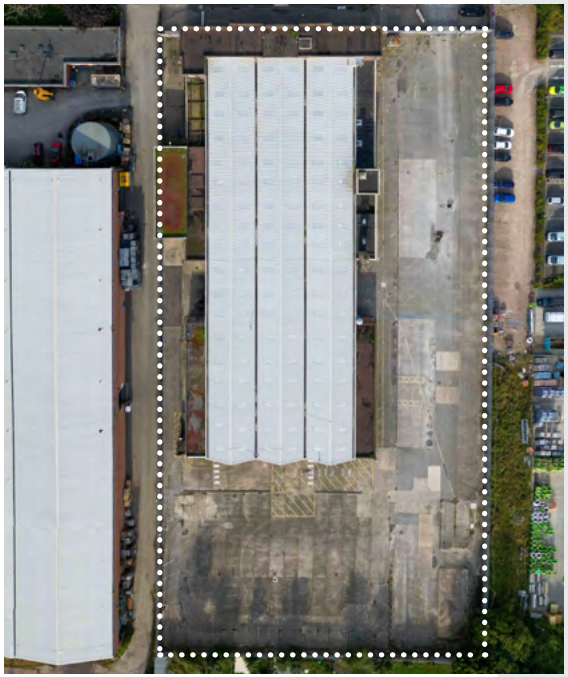
LEASE TERMS
The property is available to let for a term of years to be agreed. Rental details available upon request.

USER
Industrial, warehouse and storage.

EPC RATING
65C.

BUSINESS RATES
The Rateable Value of the property is £129,000.

PLANNING
The site is allocated within Sefton Borough Council's Local Plan as being in an employment area.





VAT
All prices quoted are exclusive of, but are liable to, VAT at the prevailing rate.

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

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:

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Subject to Contract

These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

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