

# TO LET

- Suitable for a Various Industrial Uses
- Attractive Commercial Property with Forecourt Car Parking
- 13,489 sq.ft. (1,253.2 sq.m.)



## 66 Long Lane, Aintree, Liverpool L9 9AQ

### LOCATION

The property occupies a prominent position on Long Lane in Aintree. The location benefits from excellent transport connections, positioned close to major motorway networks including the M57 and M58, providing direct access to the wider Merseyside region and national distribution routes.

Long Lane itself is a well-established commercial thoroughfare, benefiting from good visibility and accessibility. The immediate area is characterised by a mix of industrial, warehouse and trade counter uses.

### DESCRIPTION

The property comprises a detached industrial building of steel portal frame construction beneath a profile metal sheet roof. The unit is arranged as an open-plan warehouse space on ground floor level, providing flexible accommodation suitable for a variety of industrial related uses and roadside related uses.

The property is accessed via a secure gated entrance from Long Lane, leading to a substantial forecourt area providing car parking. Pedestrian access to the building is provided to the front elevation, where multiple roller shutter doors are also positioned, facilitating loading, unloading, and vehicle access to the internal space.

Internally, the property provides predominantly open plan warehouse space with concrete flooring and benefits from good internal clearance with an eave's height of approximately 3.0 to 3.5 metres. The space also includes W/C facilities, three phase power supply and a partitioned office

with suspended ceiling & laminate flooring.

### KEY FEATURES

Key features include:

- Substantial Open Plan Warehouse Space
- Multiple Roller Shutter Access
- Dedicated Pedestrian Access Point
- Partitioned Officed / Ancillary Space
- WC Facilities
- Three Phase Power Supply
- Secure Gates Site Access
- Forecourt Car Parking
- High Visibility Location

### FLOOR AREA

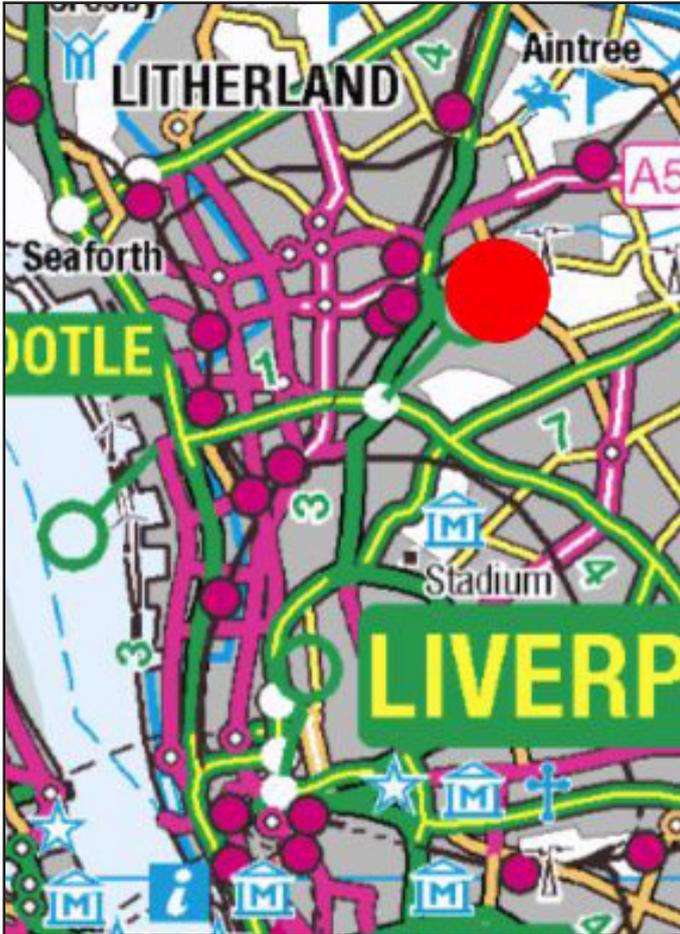
Measured on a gross internal area basis the property extends to approximately:-

Ground Floor Warehouse:	4,357 sq.ft.	404.8 sq.m.
Forecourt Area:	9,132 sq.ft.	848.4 sq.m.
<b>TOTAL</b>	<b>13,489 sq.ft.</b>	<b>1,253.2 sq.m.</b>

### RENT

Available upon Application.

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### TENURE

Freehold.

### BUSINESS RATES

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

### EPC

TBC

### 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 or Sam Pearce of Hitchcock Wright & Partners.

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Subject to Contract

Details prepared February 2026

