

**TO LET /
FOR SALE**

F30

**DELTIC WAY, AINTREE
MERSEYSIDE L30 1SL**

**FULLY
REFURBISHED**

**INDUSTRIAL /
WAREHOUSE
FACILITY**

30,757 SQ FT

PLUS EXPANSION LAND
WITH OUTLINE PLANNING
PERMISSION FOR AN ADDITIONAL
10,000 SQ FT DETACHED UNIT

OR AN ADDITIONAL 7 UNITS
RANGING IN SIZE FROM
1,843 - 4,316 SQ FT PROVIDING
18,008 SQ FT IN TOTAL

ENTER



**4.3M
EAVES**



**SECURE
SITE**



**EXTENSIVE
PARKING**



**CLOSE TO THE
MOTORWAY**



**LIVERPOOL
DOCKS**

F30

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OVERVIEW

DESCRIPTION

AERIAL

ACCOMMODATION

MASTERPLAN OPTION 1

MASTERPLAN OPTION 2

LOCATION

GALLERY

FURTHER INFO

DESCRIPTION

F30 has been fully refurbished to provide a modern Warehouse/ Industrial unit.



HQ OFFICES & WAREHOUSE



PITCHED ROOF BENEFITS FROM PARTIAL SKY LIGHTS



A SECURE WAREHOUSE FACILITY



3 LEVEL LOADING DOORS



EXTENSIVE YARD & PARKING



REFURBISHED OPEN PLAN OFFICES



45 DEDICATED PARKING SPACES



LADIES AND GENTS W/CS



4.3M EAVES



3 PHASE POWER SUPPLY 277KVA



STEEL FRAME CONSTRUCTION



EXPANSION LAND AVAILABLE

WITH OUTLINE PLANNING PERMISSION FOR AN ADDITIONAL 10,000 SQ FT DETACHED UNIT



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ACCOMMODATION

All Measurements are on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice

Area	Sq Ft	Sq m
Warehouse	28,367	2,635
Offices and Ancillary	2,390	222
Total	30,757	2,857

Plus expansion land available with Outline Planning Permission for an additional 10,000 sq ft detached Unit or 7 further units ranging from 1,843 - 4,316 sq ft.



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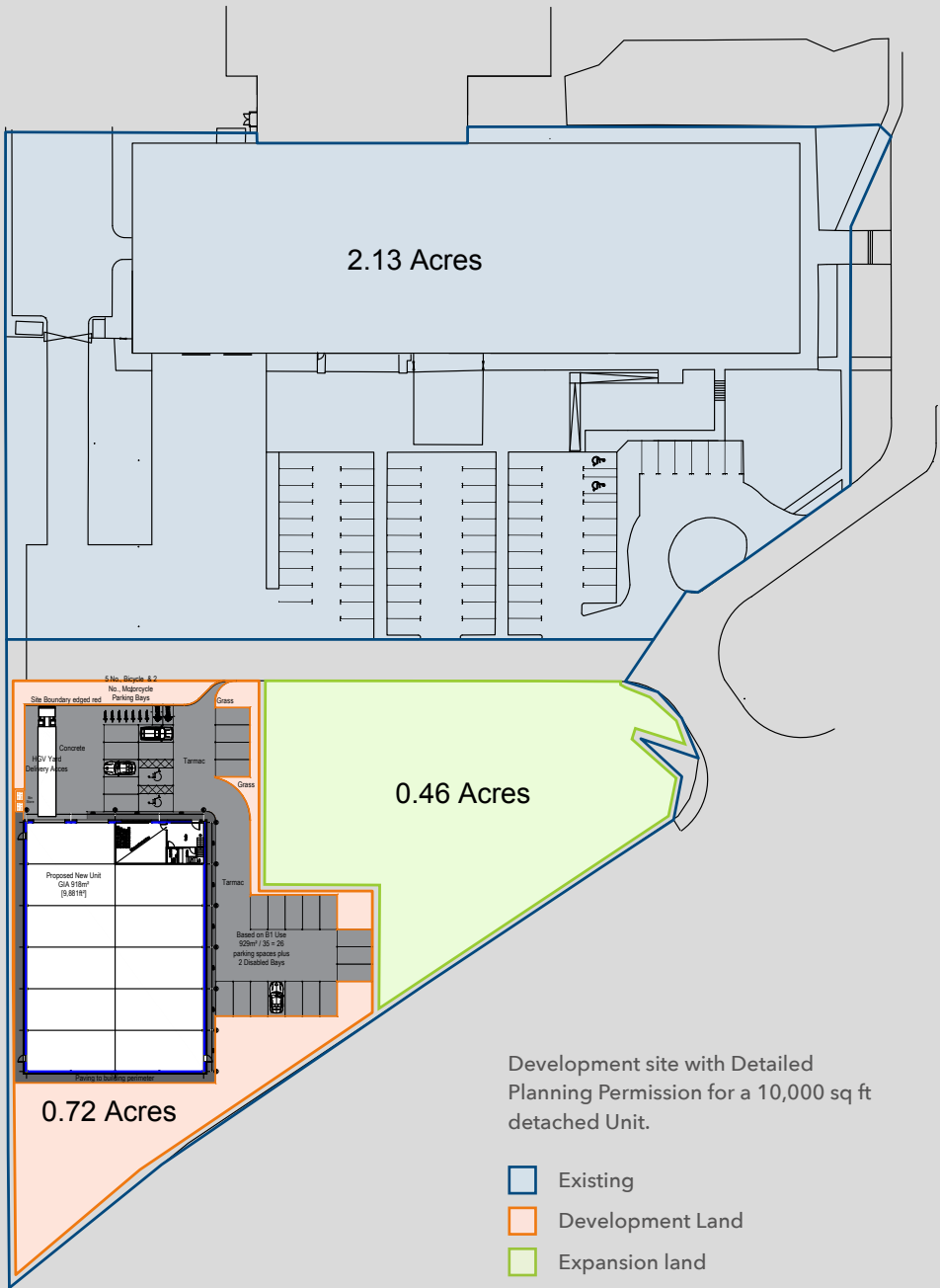




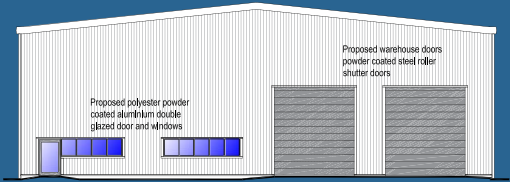
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MASTERPLAN OPTION 1



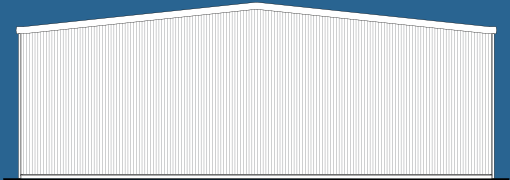
ELEVATIONS



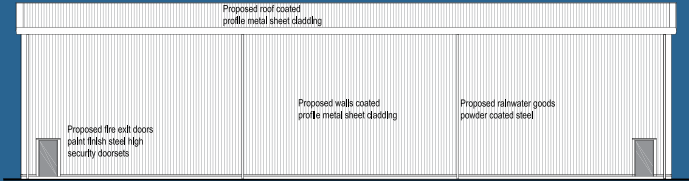
Proposed Elevation A



Proposed Elevation B



Proposed Elevation C



Proposed Elevation D

FURTHER INFORMATION

Further information can be obtained from Sefton Borough Councils planning website:

[CLICK HERE TO VIEW WEBSITE](#)

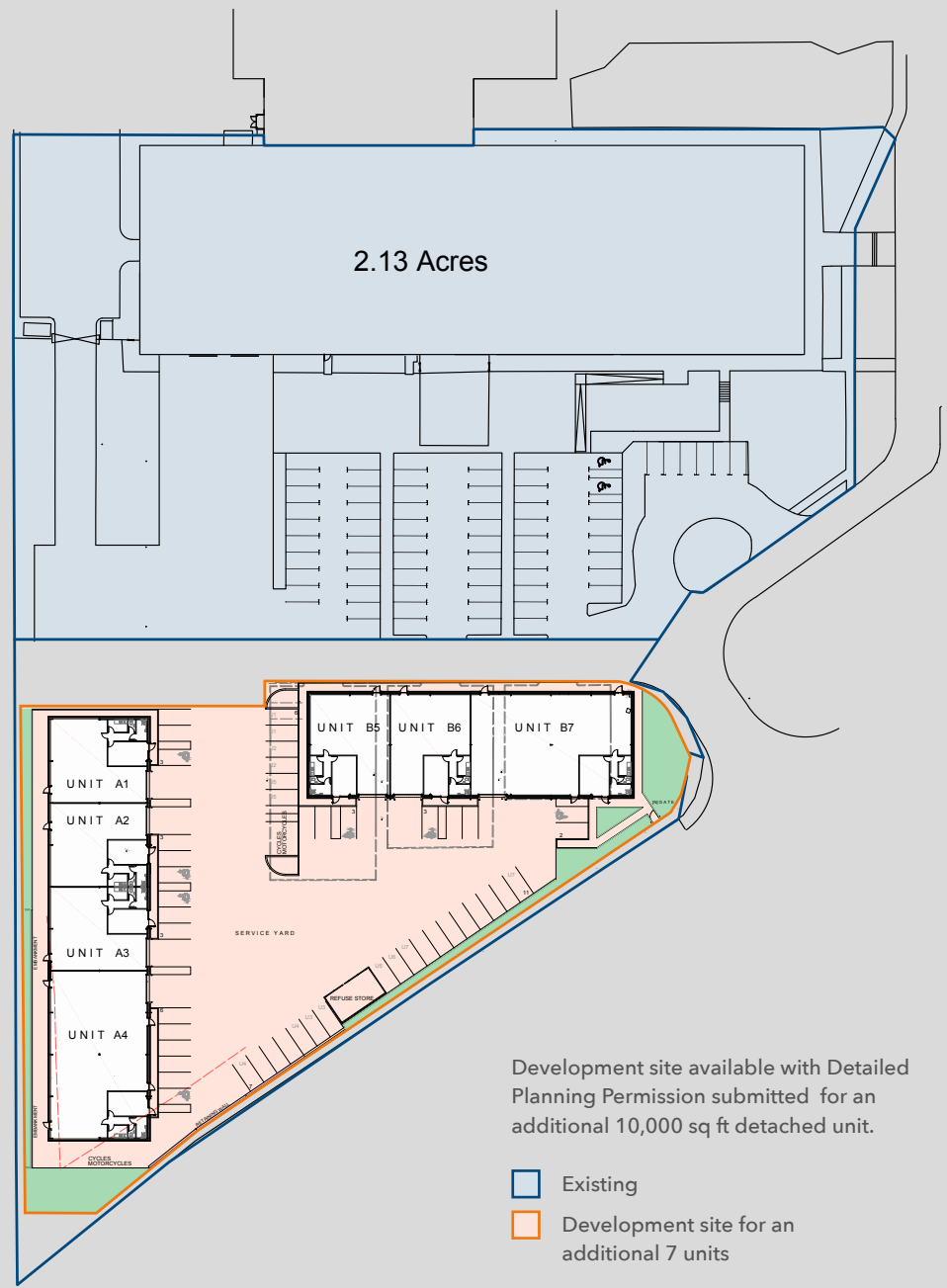
The site has the full benefit of a detailed planning consent for a 10,000 sq ft unit on approx 0.72 acre site.



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MASTERPLAN OPTION 2



PROPOSED SCHEDULE OF ACCOMMODATION

Unit	Sq Ft	Sq m
A1	1,883	175
A2	1,883	175
A3	1,883	175
A4	4,230	393
B1	1,905	177
B2	1,905	177
B3	4,316	401
Total (GIA)	18,008	1,673

FURTHER INFORMATION

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A detailed planning application has been submitted for the development a 7 unit scheme totalling 18,772 sq ft (1,744 sqm) on a GEA basis. The units range in size from 1,883 sq ft (175 sqm) to 4,230 sq ft (401 sqm) on a site area of approx 1.18 Acres. The scheme is currently under determination with an anticipated decisions in November 2020.

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**2 MINS WALK FROM
AINTREE TRAIN STATION**

There are major port facilities at The Port of Liverpool which is 3 miles to the west and Liverpool John Lennon Airport is only 12 miles to the south. The unit benefits from good public transport links with Aintree Railway Station only 1/2 mile away, providing regular train services to Liverpool City Centre (15 minutes) and beyond. The immediate vicinity offers a range of amenities, with Aintree Racecourse 6 minutes' walk away and Aintree Racecourse Retail Park less than 1 mile away providing an array of shops, retail outlets and eateries.

LOCATION	MILES	MINS	MODE
Aintree Train Station	0.5	10	Drive
Aintree Racecourse	0.3	6	Walk
M57/58 Interchange	2.1	9	Drive
Liverpool Lime Street		25	Train
Liverpool John Lennon Airport	14	35	Drive
Manchester International Airport	43	51	Drive
Port of Liverpool	3.5	10	Drive





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TENURE/TERMS

The premises are offered For Sale or Lease on a new FRI basis subject to negotiation.

RENT/ PRICE

On application.

VAT

VAT will be payable at the prevailing rate.

EPC

An EPC rating is available on request.
The premises have an EPC rating of E114.

RATES

Interested parties are advised to make their own enquiries with Sefton BC Business Rates Department on 0151 9344360 or email business.rates@sefton.gov.uk

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION

For further information, or to arrange a viewing, please contact the joint agents.



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