

**TO LET /
FOR SALE**

F30

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

**INDUSTRIAL /
WAREHOUSE
FACILITY**

30,757 SQ FT

UNDER REFURBISHMENT



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LOCATION

Aintree is an established industrial area just 4 miles to the north east of Liverpool City Centre. The M57 and M58 lie 2 miles to the north of the site providing direct access to the M62 & M6 the backbone of Britain's motorway network.

The unit is situated on Deltic Way close to its junction with Park Lane just off the A59 Ormskirk Road. The A59 forms an arterial route between Liverpool City Centre and Switch Island M57/M58 junction, which is half a mile to the north.

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.

TRAVEL DISTANCE

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

WELL CONNECTED



EXCELLENT ACCESS TO THE NORTH WEST'S EXTENSIVE MOTORWAY NETWORK



PORT OF LIVERPOOL/ LIVERPOOL DOCKS WITHIN 10 MINS



MANCHESTER & LIVERPOOL AIRPORTS WITHIN AN HOURS DRIVE



2 MINS WALK FROM AINTREE TRAIN STATION



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DESCRIPTION

F30 is currently under refurbishment to provide a modern Warehouse/ Industrial unit.

- ▲ HQ Offices & Warehouse
- ▲ A secure warehouse facility
- ▲ Extensive yard & parking
- ▲ 45 Dedicated parking spaces
- ▲ 4.3m eaves
- ▲ Steel frame construction
- ▲ Pitched roof benefits from partial sky lights
- ▲ 3 level loading doors
- ▲ Refurbished open plan offices
- ▲ Ladies and gents W/Cs
- ▲ 3 phase power supply 277KVA

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



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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

The property has a rateable value of £180,000 with rates payable of £86,220 from Apr 2018 to March 2019.

Interested parties should contact Sefton BC Business Rates Dep't on 0151 9344360 to satisfy their own queries.

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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