

TO LET

775 - 1,625 sq.ft. (72 - 151 sq.m.)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

Rent on Application



Units 2, 5, 6 & 7 Wareing Rd Ind Est, Wareing Rd, Aintree L9 7AU

LOCATION

The property is situated at the northerly end of Wareing Road, which is approached off Brookfield Drive, which runs off the busy B5187 Long Lane, Aintree. The property is within approximately 0.5 miles of the A580 East Lancashire Road and the A59, affording easy access to the M57 and M58 Motorways and Liverpool City Centre. The estate is situated within a vibrant industrial zone.

DESCRIPTION

Unit 2, 5 & 6

Each unit provides a ground floor, open-plan floor area, ideal for storage, workshop, or light industrial use. The rectangular layouts ensure full utilization of space, while the high ceiling of 3.5 m, allows for vertical storage and the accommodation of larger equipment.

Each unit is fitted with a wide roller shutter door, providing easy access for loading and unloading of goods and materials. The height and width of the entrance can accommodate vans or small trucks, facilitating logistics operations.

The units are part of a robustly constructed block, with secure, well-maintained brickwork and concrete floors. The external area in front provides space for vehicle parking directly in front of the entrance, making it convenient for deliveries and daily operations. Each unit's interior is clean and ready for customisation according to tenant requirements. The floor is solid and capable of supporting heavy loads, and the walls offer the potential for shelving or other storage

systems to be added. Each unit is also fitted with a W/C and sink.

Unit 7

Unit 7 provides a generous open-plan area, providing ample room for a wide variety of industrial activities. With a substantial floor space, it can accommodate multiple configurations.

The unit's durable structure is designed to withstand industrial use, ensuring a long-term and reliable workspace. The solid walls and flooring are built for heavy-duty operations, making it suitable for various storage or production activities.

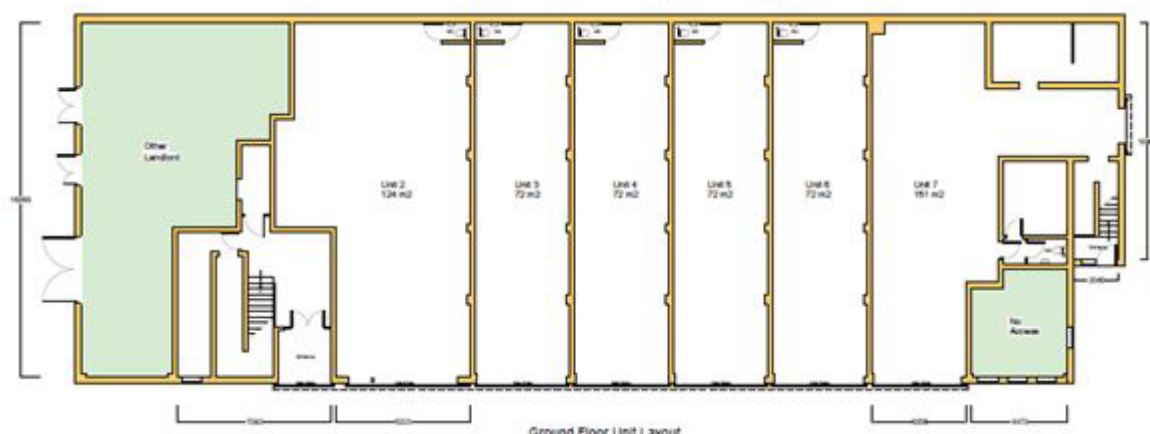
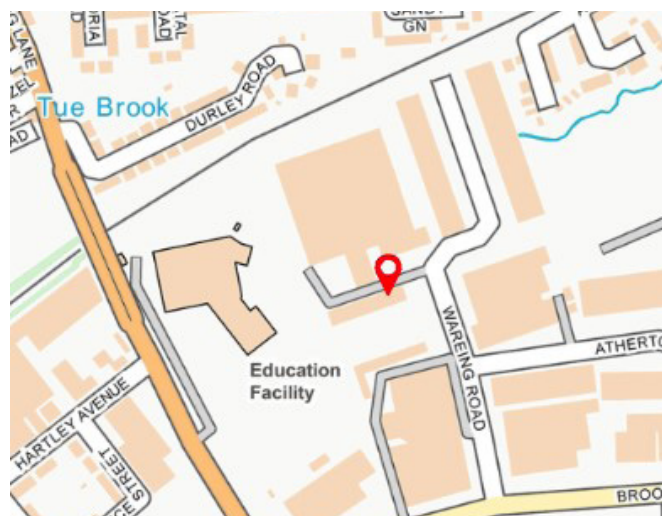
Similarly to units 2, 5 & 6, Unit 7 is also fitted with a wide roller shutter door, providing easy access for loading and unloading of goods and materials.

The unit is currently undergoing light renovations to further improve its functionality, including updates to wall finishes and flooring, making it suited to modern industrial or storage requirements.

BUSINESS RATES

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

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FLOOR AREAS

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

Unit 2	1,335 sq.ft.	(124 sq.m.)
Unit 5	775 sq.ft.	(72 sq.m.)
Unit 6	775 sq.ft.	(72 sq.m.)
Unit 7	1,625 sq.ft.	(191 sq.m.)

TERMS

Each property is available To Let by way of a new lease on terms to be agreed. Consideration may be given to subdivision of the property.

EPC

An Energy Performance Certificate is being 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.

SERVICE CHARGE

An Estate charge may be levied as a contribution towards the costs of maintaining the common areas.

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

Subject to Contract

Details prepared October 2024

