

# GRAYLAW TRADING ESTATE

Wareing Road, Aintree, Liverpool L9 7AU

# TO LET

## REFURBISHED

INDUSTRIAL WAREHOUSE  
UNITS WITH OFFICES

UNIT 3 – 4,292 SQ FT

Fully refurbished units

Flexible deals available

Occupiers include:



**L & I Eaton ARC Ltd**  
ACCIDENT REPAIR CENTRES

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**UNIT 3**  
**4,292 SQ FT**

### Description

Graylaw Trading Estate is a multi-let industrial scheme comprising 13 units.

Each unit is steel portal frame construction, with part brick/part clad elevations under a pitched clad roof, incorporating translucent rooflights.

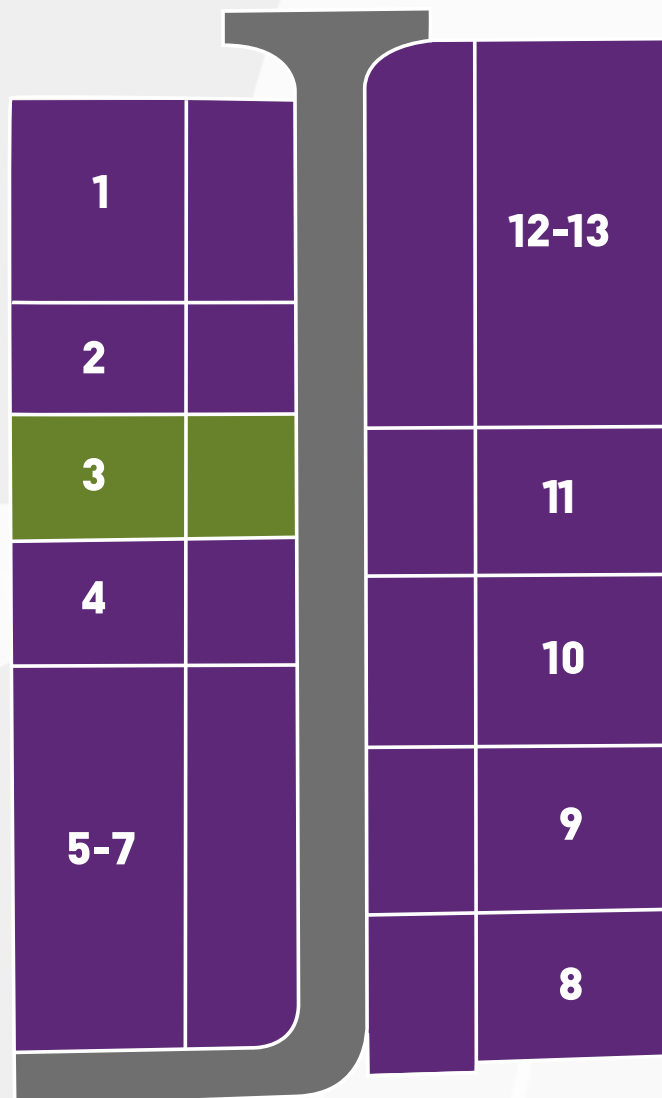
Each unit benefits from electric roller shutter doors, as well as dedicated parking to the front, internal offices, WC and three phase electricity supply.

### Terms

The units are available by way of new full repairing and insuring leases, on flexible terms.

### Legal Costs

Each party will be responsible for their own legal costs.



### Accommodation

**1** LET

**2** LET

**3** TO LET (4,292 sq ft)

**4-7\*** LET

**8** LET

**9** LET

**10** LET

**11** LET

**12** LET

**13** LET

\* Units 5 – 7 comprise 12,961 sq ft of fully refurbished space

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**UNIT 3**  
**4,292 SQ FT**

### Location

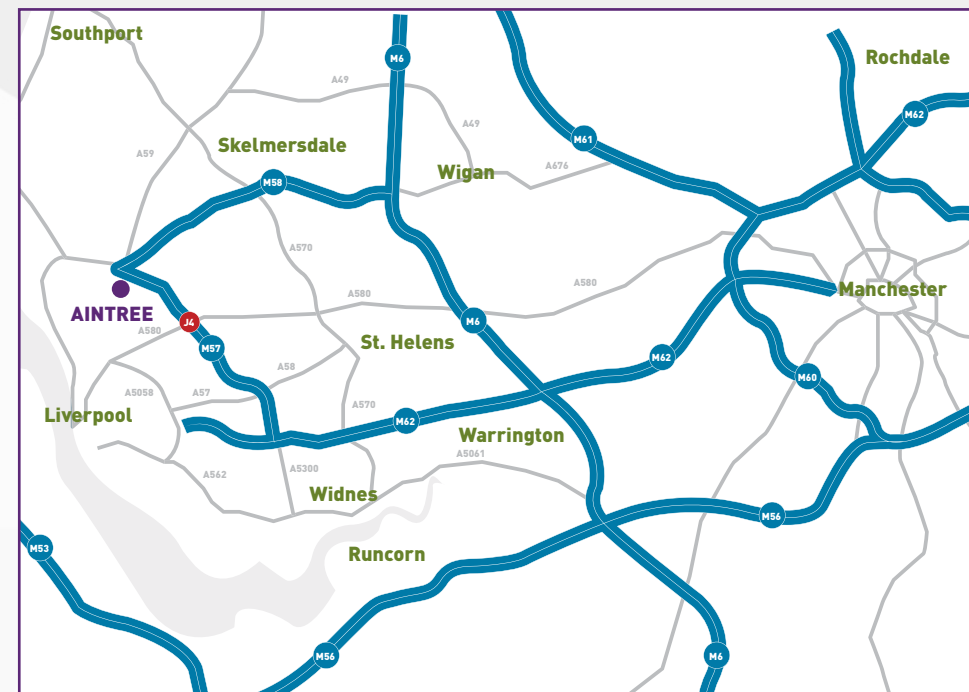
Graylaw Trading Estate is an established estate in the Aintree industrial area of North Liverpool.

Access to the estate is from Long Lane via Brookfield Drive and Wareing Road. Long Lane in turn links with both Ormskirk Road (A59) & the East Lancashire Road (A580), providing access to the M57, M58 and linking with the M62 and M6.

The estate is well established & current occupiers include the



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## VAT

All prices, outgoings and rentals are subject to VAT at the prevailing rate.

## Service Charge

A service charge will be levied for the maintenance and upkeep of the common areas.

## Further Information

For further information, please contact:



**Alex Perratt**  
alex@b8re.com  
07951 277 612



**Darren Hill**  
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07590 485 287

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Designed by:  
B8  
Marketing  
0161 387 7252

# TO LET

 | **UNIT 3  
4,292 SQ FT**

Managed by

**MK2**  
REAL ESTATE  
HELPDESK NUMBER  
0121 214 1970

Asset Manager

**Caissoni()**

