

REFURBISHED INDUSTRIAL UNIT

TO LET

UNIT 6, LIVER INDUSTRIAL ESTATE,  
AINTREE, LIVERPOOL



**LOCATION**

The property is located on the Liver Industrial Estate, an established and popular industrial estate in Aintree, Liverpool.

The Estate benefits from excellent access to the national motorway network, with Long Lane B5187 linking with the A580 East Lancashire Road, which provides access to the M57 approximately 3 miles east of the property.

---

0151 236 4552

*f a x* : 0 1 5 1 2 3 6 4 0 2 4

*e-mail*: [information@edmundkirby.co.uk](mailto:information@edmundkirby.co.uk)

---

## DESCRIPTION

The unit is self-contained, and benefits from a secure enclosed external yard. It is of steel portal frame construction, the walls being part brick with pvc coated steel cladding above to eaves and a pitched roof incorporating roof lights.

It has a solid concrete floor and illumination is provided by fluorescent strip lighting.

The unit has a 3 phase electricity supply and a small amenity section, comprising of an Office, Staff Room and W.C. accommodation.

## FLOOR AREA

230 m<sup>2</sup> (2,477 sq. ft.)

External Yard Area - 107 m<sup>2</sup> (1,152 sq. ft.)

## TERMS

The unit is available on a new fully repairing and insuring lease, of negotiable length. Details on application.

## RENTAL

The unit is available at a rental of £10,500 per annum exclusive.

## RATES

Rateable Value £8,800

Rates Payable £4,303 (2009/10)

## SUBJECT TO CONTRACT

**June 2009**

## VAT

All rentals quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

Strictly by appointment only through the Liverpool Office of Edmund Kirby (Ref. CPH).