



GRAYLAW INDUSTRIAL ESTATE WAREING ROAD, AINTREE L9 7AU

TO LET INDUSTRIAL UNITS

11,645 - 31,752 SQ FT
1,081 - 2,949 SQ M

- HIGH BAY WAREHOUSE (9M TO HAUNCH)
- LARGE CONCRETE YARD
- AVAILABLE INDIVIDUALLY OR CAN BE COMBINED
- FLEXIBLE TERMS AVAILABLE





GRAYLAW INDUSTRIAL ESTATE
WAREING ROAD, AINTREE L9 7AU

TO LET INDUSTRIAL UNITS

11,645 - 31,752 SQ FT
1,081 - 2,949 SQ M



DESCRIPTION

The accommodation comprises of semi-detached high bay warehouse/workshop units situated within a secure site. The units benefit from a minimum clearance height of 9m to the underside of the haunch.

The units have level concrete floors throughout and are arranged beneath pitched roofs which incorporate 15% translucent roofing sheets. The units benefit from their own yard areas which are surfaced in concrete hard standing. The space can incorporate 5-7 separate high roller shutter access points.



GRAYLAW INDUSTRIAL ESTATE
WAREING ROAD, AINTREE L9 7AU

TO LET INDUSTRIAL UNITS

11,645 - 31,752 SQ FT
1,081 - 2,949 SQ M





GRAYLAW INDUSTRIAL ESTATE
WAREING ROAD, AINTREE L9 7AU

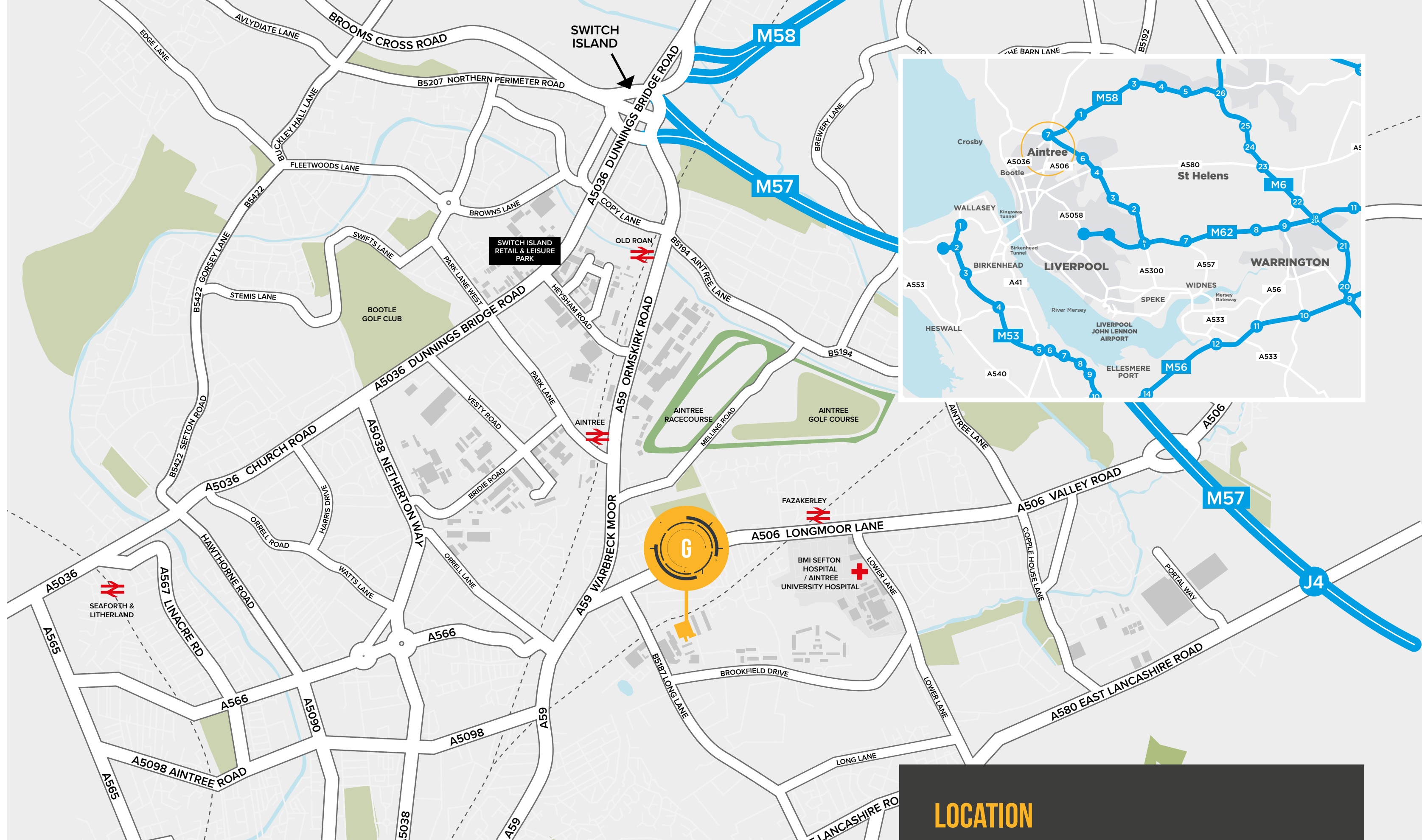
TO LET INDUSTRIAL UNITS

11,645 - 31,752 SQ FT
1,081 - 2,949 SQ M





GRAYLAW INDUSTRIAL ESTATE WAREING ROAD, AINTREE L9 7AU



LOCATION

The property is situated within the Graylaw Industrial Estate on Wareing Road, Aintree. Being just off Brookfield Drive within the established Aintree Industrial Estate.

The accommodation is within approximately ½ mile of the A580 East Lancashire Road and A59 and benefits from speedy access to the regional and national motorway network.

TO LET INDUSTRIAL UNITS

11,645 - 31,752 SQ FT
1,081 - 2,949 SQ M

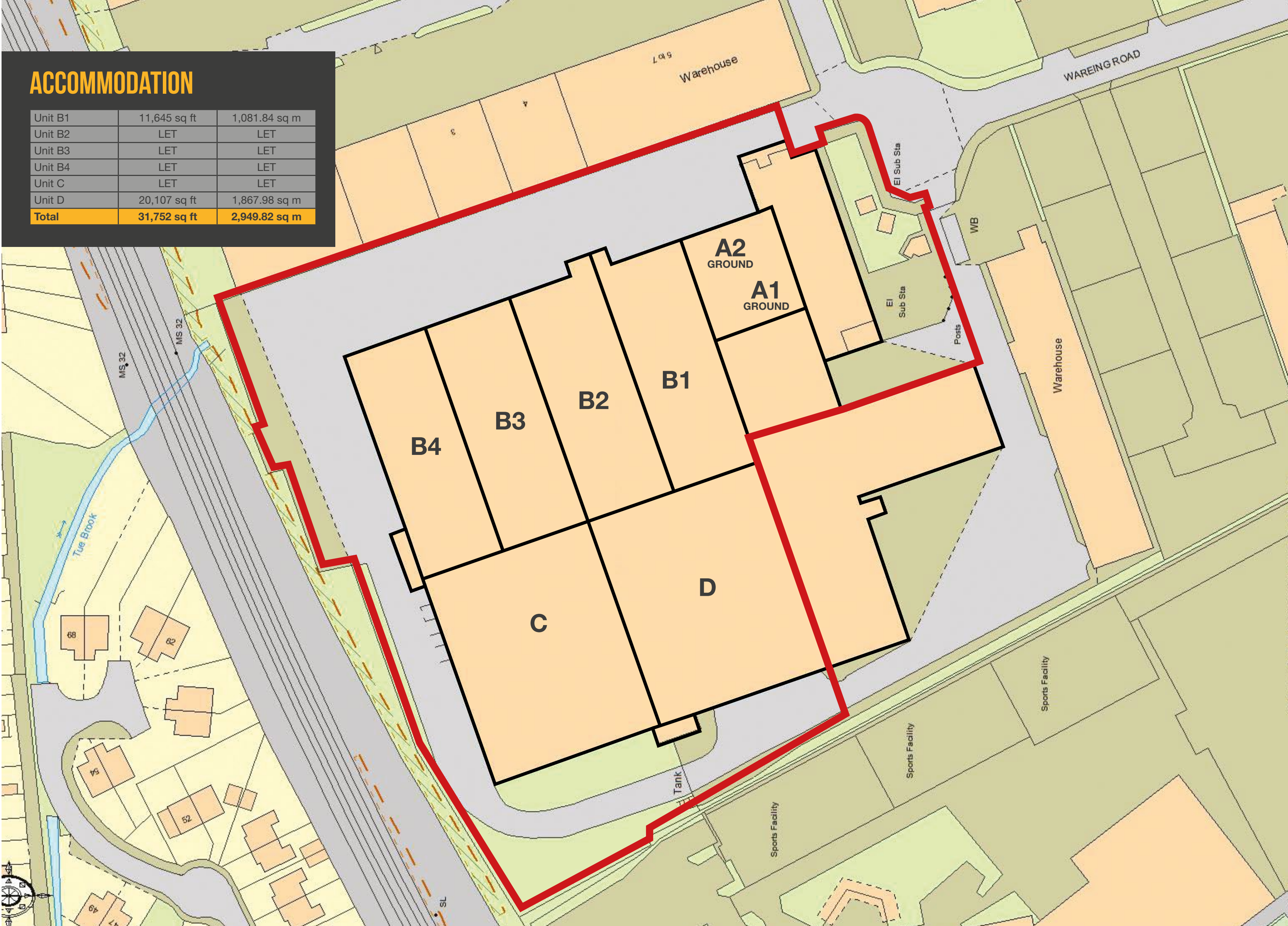
LESS THAN A MILE FROM SWITCH ISLAND PROVIDING
LINKS TO THE M57/M58 MOTORWAYS





GRAYLAW INDUSTRIAL ESTATE
WAREING ROAD, AINTREE L9 7AU

TO LET INDUSTRIAL UNITS
11,645 - 31,752 SQ FT
1,081 - 2,949 SQ M





GRAYLAW INDUSTRIAL ESTATE
WAREING ROAD, AINTREE L9 7AU



UNIT C

TO LET INDUSTRIAL UNITS

11,645 - 31,752 SQ FT
1,081 - 2,949 SQ M



UNIT D



UNIT B1



GRAYLAW INDUSTRIAL ESTATE
WAREING ROAD, AINTREE L9 7AU



TO LET INDUSTRIAL UNITS

11,645 - 31,752 SQ FT
1,081 - 2,949 SQ M

TERMS

Available by way of new full repairing and insuring leases for a term of years to be agreed.

RATES

All units to be re-assessed.

EPC

Unit B1
Unit B2
Unit C
Unit D

D86
D86
C72
D86

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION

Louis Holt
T 0151 242 3145
M 07887 530 274
E louis.holt@masonowen.com

Mark Coulthurst
T 0151 242 3123
M 07767 685 598
E mark.coulthurst@masonowen.com

**mason
owen**

0151 242 3000
www.masonowen.com

MISREPRESENTATION ACT 1967
Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are give notice that:-

The particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
• All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
• No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property.

Finance Act 1989
Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991
These details are believed to be correct at the time of completion but may be subject to subsequent amendment.

August 2019. RB&Co 0161 833 0555. www.richardbarber.co.uk