



TO LET

10,977 sq.ft. (1,019.79 sq.m.)

8A The Boxworks, Heysham Road, Aintree, Liverpool, L30 6UR

INDUSTRIAL UNIT

**mason
owen...**

property consultants

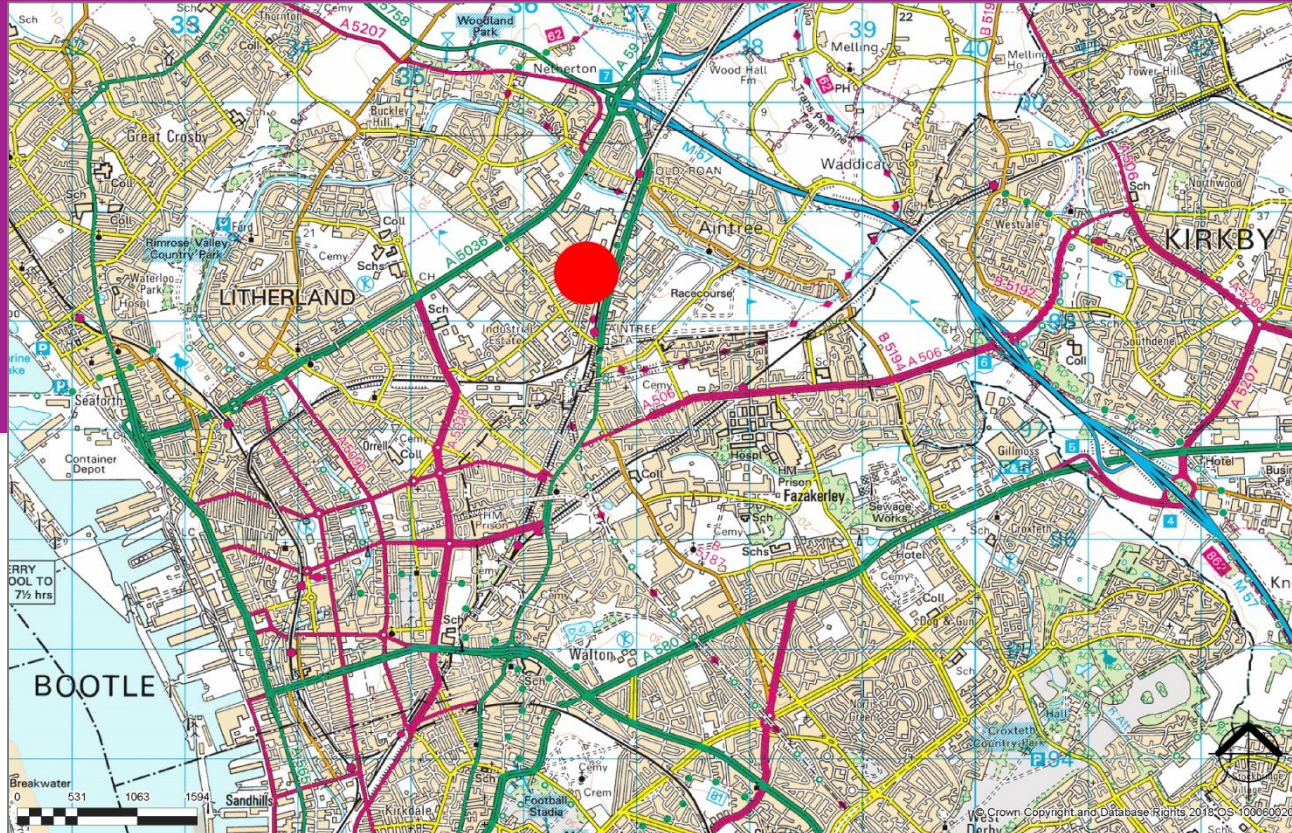
0151 242 3000

www.masonowen.com

- Well located
- Secure site
- Established industrial location

Location

The unit is located within The Boxworks, a well-established site primarily of light industrial use. The site is well located, being just 0.4 miles from Dunning's Bridge Road, leading to Switch Island with access to M57 & M58 and wider national motorway networks. The Boxworks is just 2.7 miles from Seaforth Port, and only 6 miles from Liverpool City Centre. The unit is well connected with Old Roan Train Station being just a 15 minute walk from the site.



Description

The Boxworks provides a number of self-contained light industrial/trade units. Unit 8A is situated within the main building, which provides a secure unit serviced by a 3-phase electricity supply, and accessed by an electric roller shutter door. The premises provides a main warehouse including breeze block constructed office accommodation situated to the rear, with a mezzanine storage level above.

Area

10,977 sq.ft. (1,019.79 sq.m.)

Lease

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

Rent

£2.50 psf equating to £27,443 pa & VAT.

Service Charge

To be confirmed

Insurance

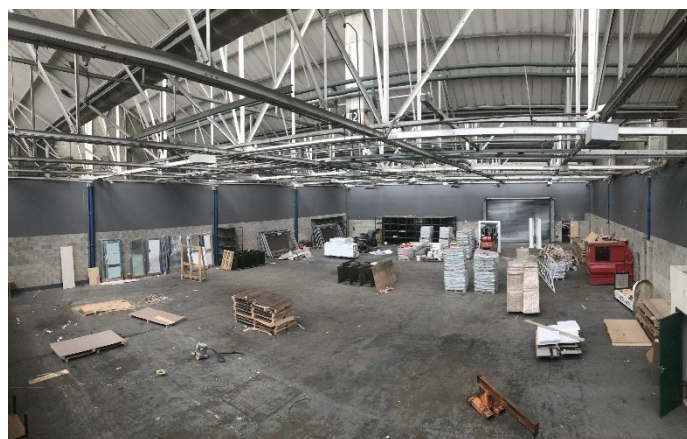
To be confirmed

Legal Costs

Each party to be responsible for their own legal costs.

EPC

D81



Viewing

Strictly through the agents:

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

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.