



TO LET

WORKSHOP UNITS

Units 4 & 5 Brookfield Court, Brookfield Drive, Aintree, L9 7AJ

5,080 sq.ft. (471.90 sq.m.)

- PROMINENT LOCATION
- POTENTIAL TRADE COUNTER USE
- EAVES 6 METRES
- QUALITY MODERN WORKSHOP

LOCATION

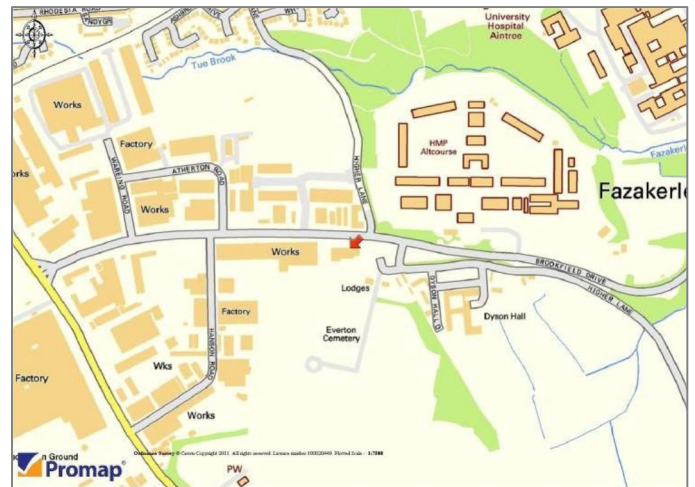
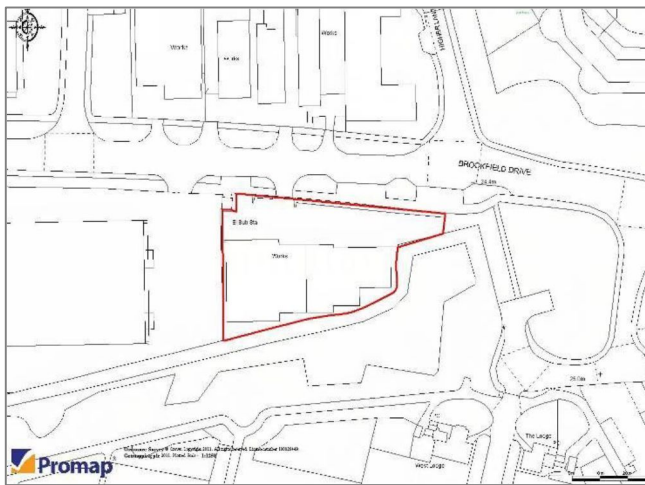
The property occupies a prominent position fronting onto Brookfield Drive within the established Aintree Industrial Estate.

Aintree Industrial Estate is already home to a number of well known industrial and trade counter operators being situated within approx. ½ mile of the A580 East Lancashire Road and benefiting from speedy access to the regional and national motorway network.

**mason
owen...**

property consultants

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Description

Brookfield Court provides a terrace of 6 no. modern warehouse/workshop units each of which benefits from vehicular access via an electrically operated roller shutter door with an eaves height of 6m approx.

Area

5,080 sq.ft. (471.90 sq.m.)

Terms

The units are available by way of new Full Repairing & Insuring leases on terms to be agreed at an annual rental of **£5.00** per sq.ft. equating to **£25,400**, as per the Landlord's standard form of lease.

Services

All mains services are connected to the property with the exception of gas. 3-phase power is provided.

Rates

Rateable Value	£19,200
Rates Payable	£9,427

Service Charge

A service charge will apply for maintenance of the common areas.

EPC

B48

Legal costs

Each party to be responsible for their own legal costs.

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.

Viewing

Strictly through the agents:

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