

**TO LET /
FOR SALE**

F30

**DELTIC WAY, AINTREE
MERSEYSIDE L30 1SL**

**FULLY
REFURBISHED**

**INDUSTRIAL /
WAREHOUSE
FACILITY**

30,757 SQ FT



**4.3M
EAVES**



**SECURE
SITE**



**EXTENSIVE
PARKING**



**CLOSE TO THE
MOTORWAY**



**LIVERPOOL
DOCKS**

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DESCRIPTION

F30 has been fully refurbished to provide a modern Warehouse/ Industrial unit.



**HQ OFFICES &
WAREHOUSE**



**PITCHED ROOF
BENEFITS FROM
PARTIAL SKY LIGHTS**



**A SECURE
WAREHOUSE
FACILITY**



**3 LEVEL
LOADING DOORS**



**EXTENSIVE YARD
& PARKING**



**REFURBISHED OPEN
PLAN OFFICES**



**45 DEDICATED
PARKING SPACES**



**LADIES AND
GENTS W/CS**



4.3M EAVES



**3 PHASE POWER
SUPPLY 277KVA**



**STEEL FRAME
CONSTRUCTION**



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ACCOMMODATION

All Measurements are on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice

Area	Sq Ft	Sq m
Warehouse	28,367	2,635
Offices and Ancillary	2,390	222
Total	30,757	2,857



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LOCATION

Aintree is an established industrial area just 4 miles to the north east of Liverpool City Centre. The M57 and M58 lie 2 miles to the north of the site providing direct access to the M62 & M6 the backbone of Britain's motorway network.

The unit is situated on Deltec Way close to its junction with Park Lane just off the A59 Ormskirk Road. The A59 forms an arterial route between Liverpool City Centre and Switch Island M57/M58 junction, which is half a mile to the north.

There are major port facilities at The Port of Liverpool which is 3 miles to the west and Liverpool John Lennon Airport is only 12 miles to the south. The unit benefits from good public transport links with Aintree Railway Station only 1/2 mile away, providing regular train services to Liverpool City Centre (15 minutes) and beyond. The immediate vicinity offers a range of amenities, with Aintree Racecourse 6 minutes' walk away and Aintree Racecourse Retail Park less than 1 mile away providing an array of shops, retail outlets and eateries.

TRAVEL DISTANCE

LOCATION	MILES	MINS	MODE
Aintree Train Station	0.5	10	Drive
Aintree Racecourse	0.3	6	Walk
M57/58 Interchange	2.1	9	Drive
Liverpool Lime Street		25	Train
Liverpool John Lennon Airport	14	35	Drive
Manchester International Airport	43	51	Drive
Port of Liverpool	3.5	10	Drive

WELL CONNECTED



**EXCELLENT ACCESS TO THE
NORTH WEST'S EXTENSIVE
MOTORWAY NETWORK**



**MANCHESTER & LIVERPOOL
AIRPORTS WITHIN AN
HOURS DRIVE**



**PORT OF LIVERPOOL/
LIVERPOOL DOCKS
WITHIN 10 MINS**



**2 MINS WALK FROM
AINTREE TRAIN STATION**



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TENURE/TERMS

The premises are offered For Sale or Lease on a new FRI basis subject to negotiation.

RENT/ PRICE

On application.

VAT

VAT will be payable at the prevailing rate.

EPC

An EPC rating is available on request.
The premises have an EPC rating of E114

RATES

Interested parties are advised to make their own enquiries with Sefton BC Business Rates Department on 0151 9344360 or email business.rates@sefton.gov.uk

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION

For further information, or to arrange a viewing, please contact the joint agents.



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