

TO LET

THE BOX WORKS, HEYSHAM ROAD, AINTREE, LIVERPOOL, L30 6UA

Ground Floor Workshop Annex Units

1,118sq ft (103.6 sq m) to 1,189 sq ft (110.5 sq m)



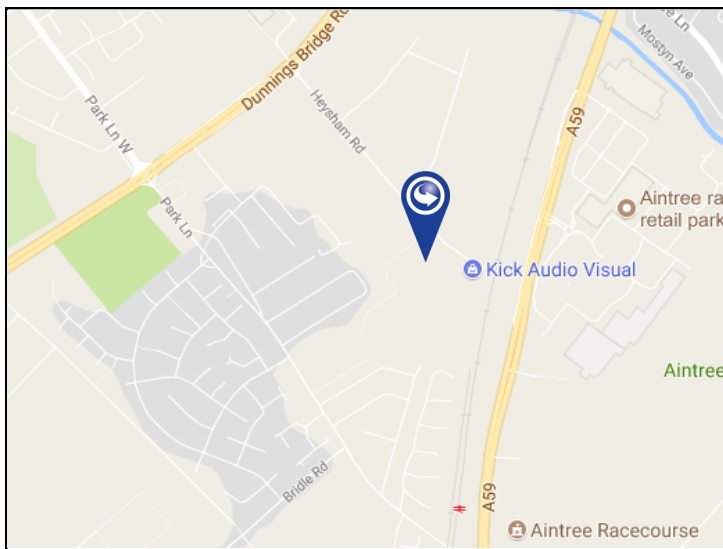
0161 817 3399

www.roger-hannah.co.uk



LOCATION

The property is located on the South side of Heysham Road in Aintree, Merseyside. Heysham Road runs just off Ormskirk Road (A59) which provides easy access to both the M57 and M58 motorways. Liverpool City Centre is approximately 6 miles to South. Aintree railway station and Aintree racecourse are approximately half a mile to the South.



DESCRIPTION

The Box Works Industrial Estate offers a number of self contained ground floor annex units. Internally the accommodation provides workshop and office accommodation along with WC Provisions. The electricity supply is 3 phase and access is via electrically operated roller shutters. The units have an eaves height of circa 5.6 metres. A single parking space is available to the front of each annexe and communal parking is provided on site.

LEGAL COSTS

The ingoing tenant will be responsible for the Landlord's reasonable legal costs (including credit check). These are currently estimated to be £225 plus VAT.

ACCOMMODATION

The annexes have been measured in accordance with the RICS Code of Measuring Practice 6th edition to provide the following breakdown

ANNEX UNITS	SQ FT / SQ M	RENT PER ANNUM
4	1,115 / 103.6	£5,018
5	1,118 / 103.9	£5,031
8	1,154 / 107.2	£5,193
18	1,185 / 110.1	£5,333

VAT

All fees quoted are subject to VAT at the prevailing rate.

EPC

A copy of the EPC is available upon request.

RENTAL

The suites are available on flexible lease terms at rentals set in the table above.

BUSINESS RATES

Business Rates details are available on the VOA website. All available annex units fall under the £12,000 Rateable Value and therefore qualify for Small Business Rates Relief.

VIEWING & FURTHER INFORMATION

Please contact the Sole Agents:

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Date of Preparation: 22/06/17



RICS



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