

# TO LET



## F30 Aintree Innovation Centre, Bootle L30 1SL



Modern Warehouse Facility with office accommodation,  
secure yard and extensive car park



**30,723 sq ft**

Total Area



**On Application**

Rent



**£95,000**

Rates - RV

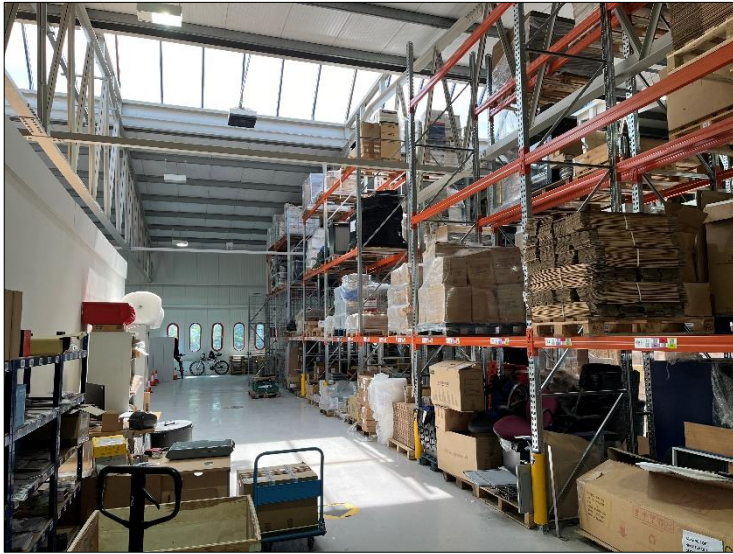


**D-80**

EPC

- Modern accommodation recently refurbished
- Secure site with yard and large car park
- Three electric roller shutter doors
- Proximity to M57 and M58 motorways accessed via Switch Island
- 3-phase power supply





### Location

The property is located in Aintree, an established industrial area approximately 5 miles north of Liverpool City Centre. The M57 and M58 motorways can be accessed via Switch Island, approximately 2 miles away, providing access to the M62 and M6 and the further national road network.

The unit is situated on Deltic Way, just off the A59 Ormskirk Road providing access to the City Centre to the south and Switch Island to the north. There are a number of amenities close by situated within Aintree Retail Park, approximately 1 mile away.



### Description

The property contains an extensive warehouse with three electric roller shutters providing access from the yard. The unit is of steel frame construction benefitting from natural roof lights. There is ample office content throughout, as well as kitchen facilities and male, female and disabled WC facilities.

The extensive car park on site provides approx. 60 car park spaces, as well as additional visitor parking.

### Area

#### Gross Internal Area

Main Warehouse:	27,715 sq ft (2,574.72 sq m)
Office & Ancillary:	3,008 sq ft (279.44 sq m)
<b>TOTAL</b>	<b>30,723 sq ft (2,854.16 sq m)</b>

### Services

The property benefits from 3-phase electricity supply.

### Terms

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





**Rent**  
On application.

**Rates**  
Rateable Value April 2023 to present: £95,000

**EPC**  
D-80

**VAT**  
All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.



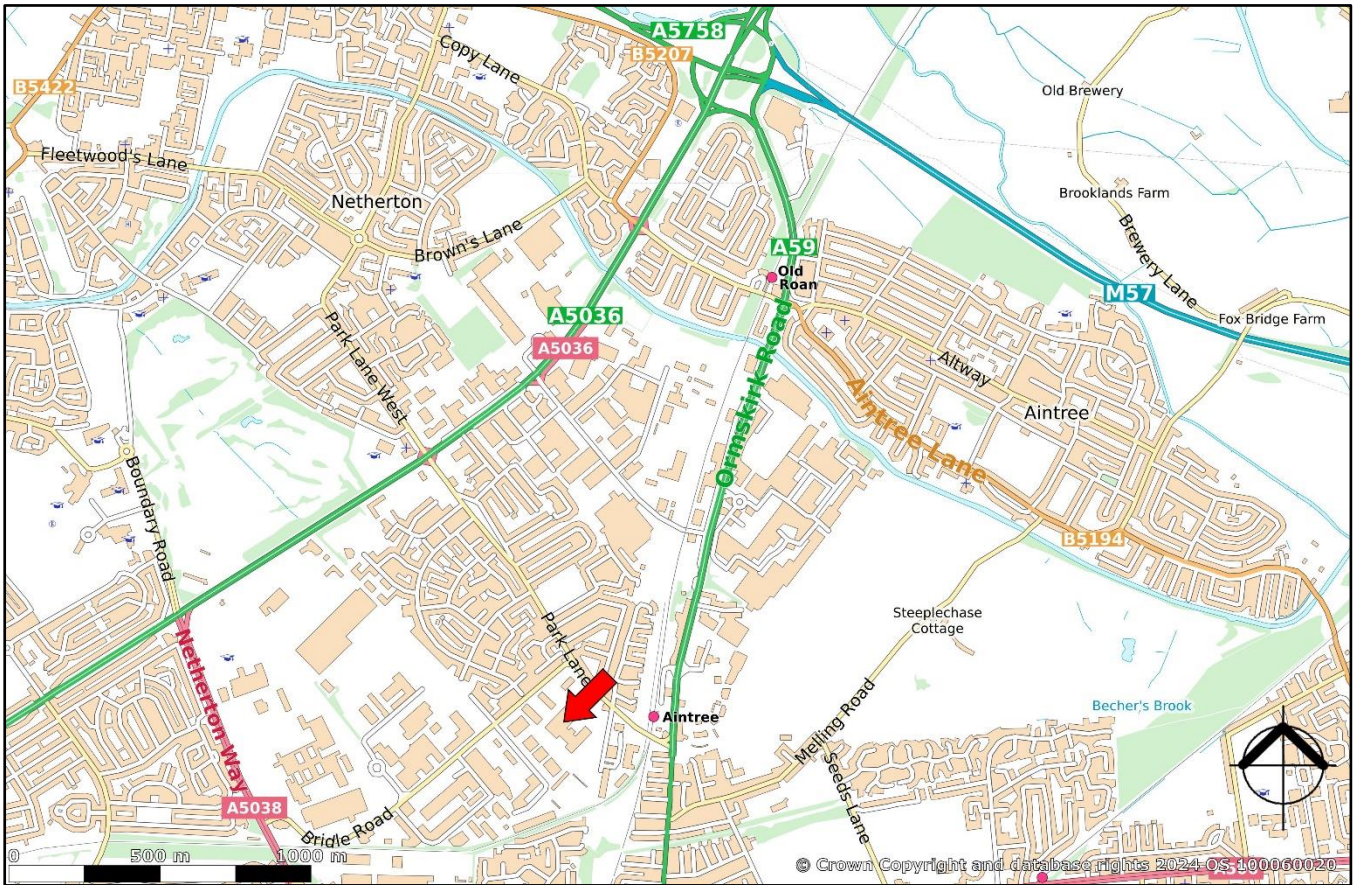
**Legal costs**  
Each party to be responsible for their own legal costs.

For further information please contact:



**Liam Barlow**  
**M: 07557 769848**  
**E: [liam.barlow@masonowen.com](mailto:liam.barlow@masonowen.com)**





**Code for Leasing Business Premises**

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

**Anti Money Laundering Regulations**

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/ letting 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.

**Disclaimer**

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. Subject to Contract. June 2024

