



## Switch House, Dunnings Bridge Road, Aintree, Liverpool, L30 7PT

This Grade A office accommodation has a prominent frontage to Dunnings Bridge Road

Tenure	To Let
Available Size	840 to 3,434 sq ft / 78.04 to 319.03 sq m
Rent	£1,260 - £3,863 per month
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- > Grade A office accommodation
- > Easy Access to the whole of the North West Region

## Location

The office accommodation has a prominent frontage to Dunnings Bridge Road, within a few hundred yards of the motorway intersection of the M57 and M58 motorways providing excellent accessibility to the rest of the Merseyside region and national motorway network. The M57 offers direct access to North Liverpool whilst the M58 connects with the M6 motorway.

The property sits seven miles north of Liverpool city centre, this is a location with excellent amenities to complement its accessibility. Switch Island Retail and Leisure Park and Aintree Race Course Retail Park are within 5 minutes and occupiers include: Marks & Spencer, Next, Boots, Frankie & Bennys, Starbucks, Mcdonalds, B & Q and The Range.

A Total Fitness Health Club, Premier Inn Hotel and Beefeater Steampacket Pub & Restaurant are immediately adjacent, with an Asda Superstore and Switch Island Retail & Leisure Park just two minutes drive away.



## Accommodation

Floor/Unit	Description	Size	Rent	Service charge
Ground	A1	840 sq ft	£1,260 /month	£245 /month
Ground	A2	2,520 sq ft	£2,940 /month	£735 /month
1st	A	3,434 sq ft	£3,863 /month	£1,000 /month



## Terms

Offers are invited for our client's long leasehold interest with vacant possession.

## VAT

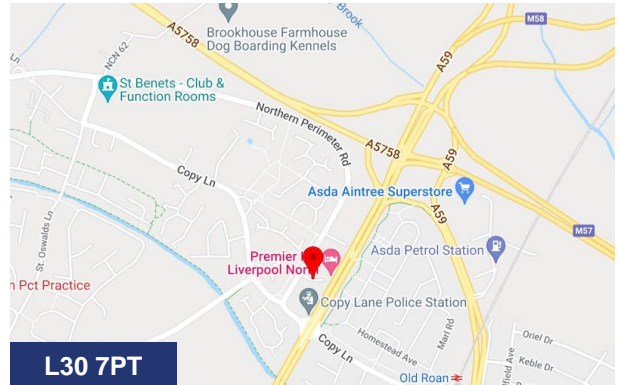
We understand that the property is elected for VAT and therefore VAT will be charged on the transaction.

## Legal Costs

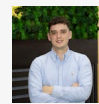
Each party will be responsible for their own legal costs incurred in any transaction.

## Service Charge

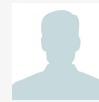
POA



## Viewing & Further Information



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