



## HIGH PROFILE TRADE COUNTER LOCATION

- The property is situated within an established industrial location to the north of Liverpool which is in close proximity to the Aintree Shopping Park and Switch Island Leisure Park.
- Dunnings bridge Road (A5036) forms a main route to Switch Island the intersection of the M57/M58 motorways and A49/A578 which provides speedy access to major arterial routes and motorway network.



Prominent unit with roadside frontage



Fully refurbished



Excellent motorway links



Suitable for various uses - STP

**For further  
information**

**Jonathan Lowe**  
Director  
07769 643 085

**Remi Smith**  
Senior Surveyor  
07908 794 551

[avisonyoung.com](http://avisonyoung.com)

# Biz Parks, Dunnings Bridge Road, L30 6XT

- Newly painted floors
- Glazed trade counter style entrance
- Translucent roof lights
- New LED lighting
- CCTV
- New WC's
- 3 phase electricity
- Ample car parking
- 2 x new electronic loading doors
- EV charging points
- Self-contained fenced site



Size availability  
**1,860 sq. ft.**



Rent Price  
**£12.00 per sq.ft.**  
**£22,320.00 per annum**







**For further  
information**

**Jonathan Lowe**  
Director  
+7769 643 085

**Remi Smith**  
Senior Surveyor  
+7908 794 551



