AINTREE RACECOURSE
RETAIL & BUSINESS PARK

LIVERPOOL **L9 5AL**

BUSINESS
UNITS
& OFFICES
TO LET

- A well-established business, retail, trade counter and industrial destination
- One mile to the M57/M58 (Switch Island)
- Close proximity to Port of Liverpool and Manchester/Liverpool airports

Orbit Developments

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DEVELOPMENT OVERVIEW

Aintree Racecourse Retail and Business Park is a major, mixed-use development located within a short drive of Liverpool city centre and Switch Island with M57 and M58 motorway connections.

Its modern-style, high quality business units benefit from:

- Competitive rental and incentive packages
- Flexible and adaptable warehouse space to suit a variety of end user requirements
- 4 to 6.5 metre eaves height
- Large roller shutter access for HGV deliveries
- Office space with kitchenette and toilet provision
- 3-phase electricity supply, water and gas being connected
- Electric roller shutters to all office entrances
- 24-hour manned security, 365 days a year, with CCTV coverage

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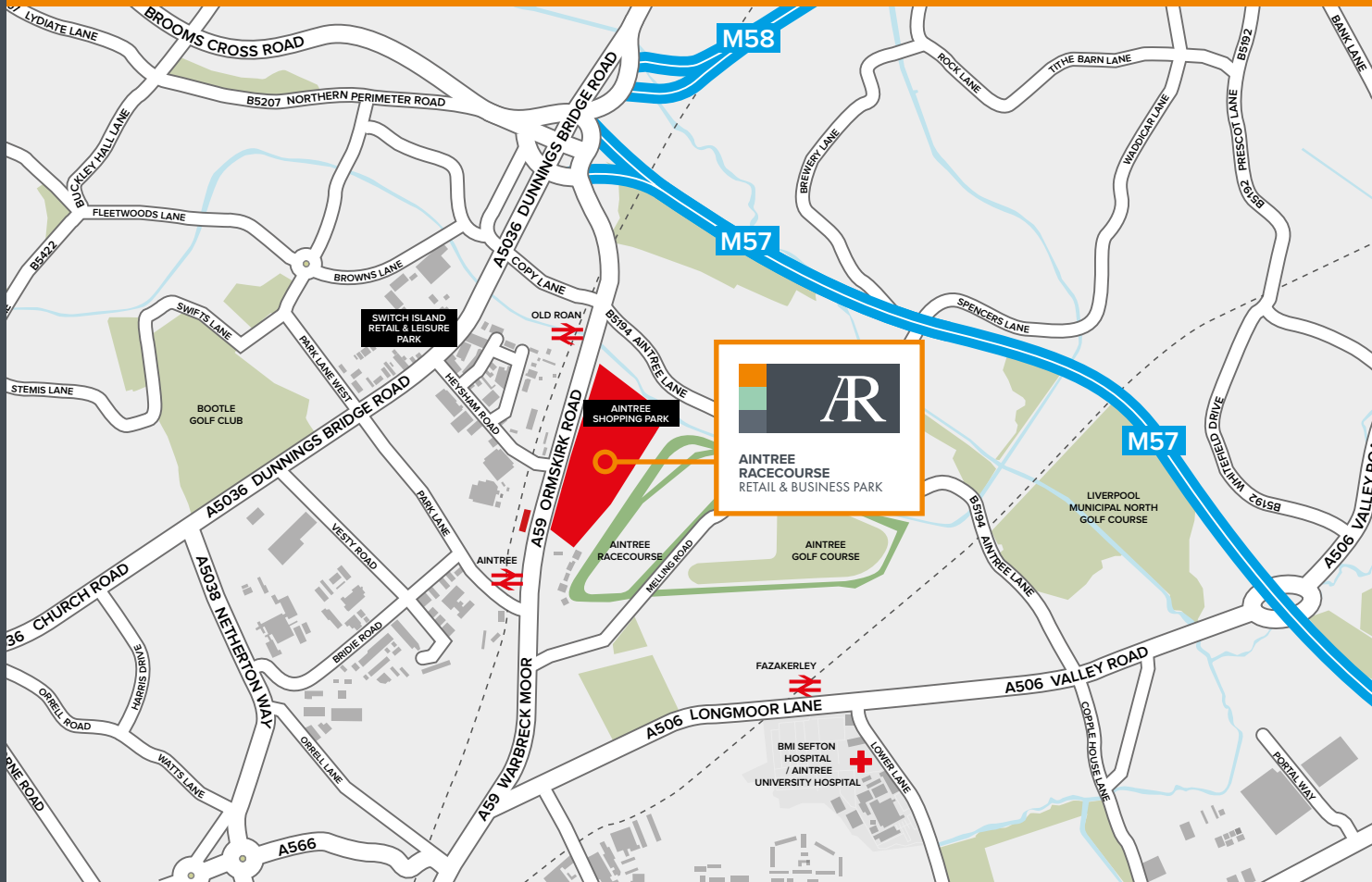
LOCATION

The mixed-use development is ideally located on Ormskirk Road (A59), which benefits from:

- **Excellent public transport network**
- **Two Merseyrail stations (Aintree and Old Roan) within a half mile**
- **Being approximately 13 miles from Liverpool John Lennon Airport**
- **Approximately 7 miles from Liverpool city centre and Ports of Liverpool**
- **Less than a mile from Switch Island providing links to the M57/M58 motorways**

SATNAV: **L9 5AL**



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BUSINESS UNITS & OFFICES

AVAILABILITY

BUSINESS UNITS

- **AVAILABLE UNIT**
- **OCCUPIED UNIT**
- **OFFICE COMPLEX**

RETAIL

- AINTREE RACECOURSE RETAIL PARK **- FULLY LET**

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BUSINESS UNIT

TO LET UNIT 1B

4,050 SQ FT
376 SQ M

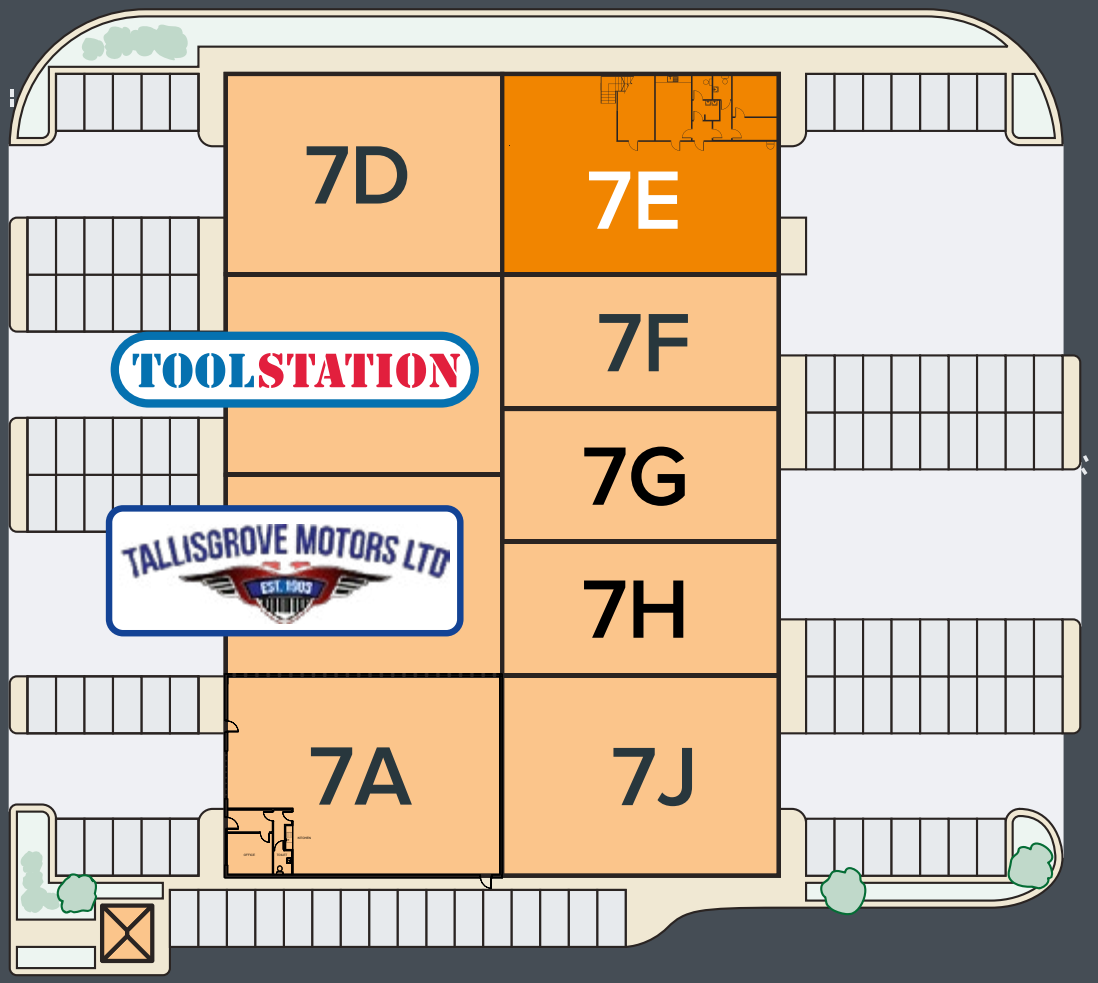
TO LET UNIT 1P

4,000 SQ FT
372 SQ M

Unit 1B and 1P are self-contained, modern-style business units with a large forecourt and provision of 12 car parking spaces to the front of the building.

In an established business park/trade counter environment, the unit also benefits from:

- **Rent: £38,515 pa (Unit 1B) and £38,000 pa (Unit 1P) + VAT**
- **Service charge: £0.95 psf**
- **Eaves height of 16'6" (5m)**
- **Large roller shutter loading door access of 13'1" wide x 14'5" high (4.0m x 4.4m)**
- **Private office space with kitchenette and toilet provision**
- **3-phase electricity supply, water and gas being connected**
- **Electric roller shutters to all office entrances**



BUSINESS UNIT

TO LET UNIT 7E

4,000 SQ FT
372 SQ M

Unit 7E is a self-contained, modern-style business unit with a large forecourt and provision of 11 car parking spaces to the front of the building.

In an established business park/trade counter environment, the unit also benefits from:

- **Rent: £44,000 pa + VAT**
- **Service charge: £0.95 psf**
- **Eaves height of 16'6" (5m)**
- **Large roller shutter loading door access of 13'1" wide x 14'5" high (4.0m x 4.4m)**
- **Private office space with kitchenette and toilet provision**
- **3-phase electricity supply, water and gas being connected**
- **Electric roller shutters to all office entrances**

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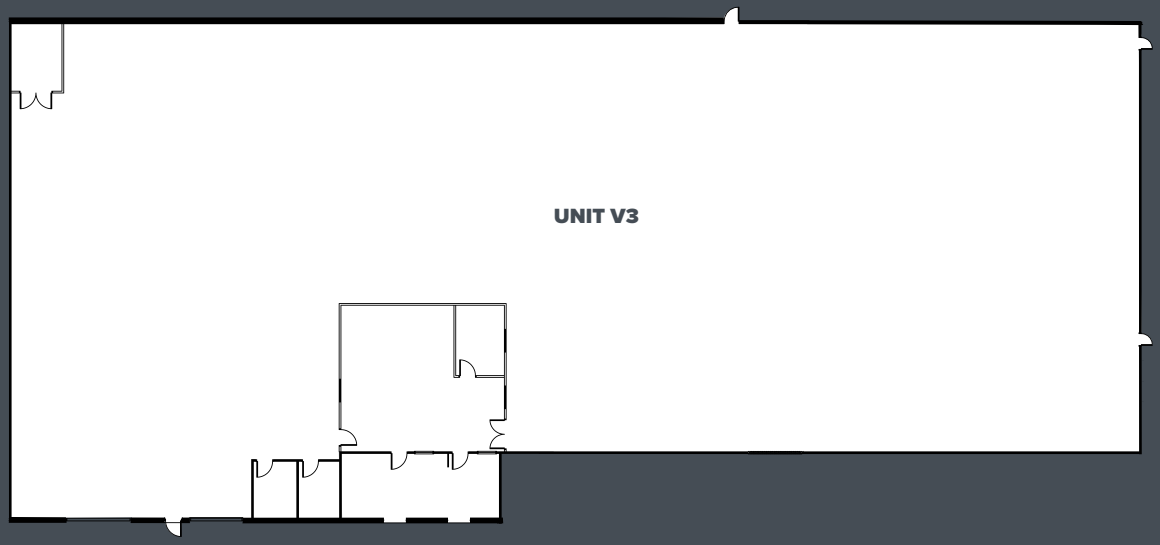


BUSINESS UNIT

TO LET UNIT V3

16,693 SQ FT
1,550 SQ M

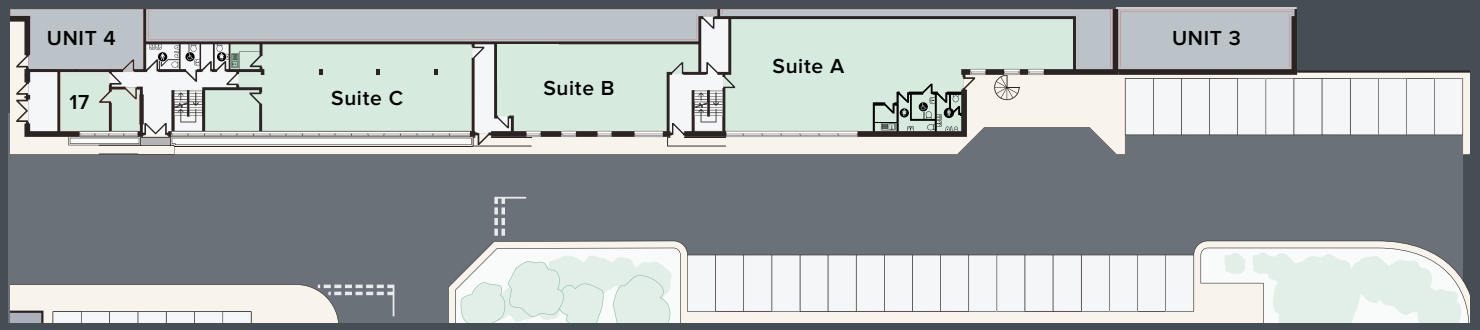
Unit V3 is a self-contained, modern-style business unit with a large forecourt and ample parking to the front of the building.

In an established business park/trade counter environment, the unit also benefits from:

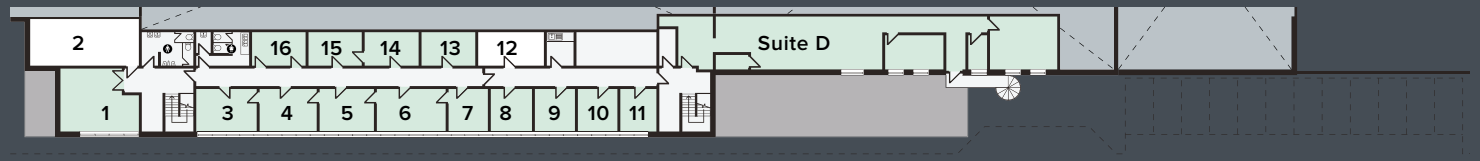
- **Rent: £108,505 pa + VAT**
- **Service charge: £0.98 psf**
- **Eaves height of 13'1" (4m)**
- **Large roller shutter loading door**
- **Private office space with kitchenette and toilet provision**
- **2-phase electricity supply, water and gas being connected**

AINTREE BUILDING OFFICES

Ground Floor Office Plan



First Floor Office Plan



SPECIFICATION

Aintree Building provides a professional environment within a well managed building on a secure business park location.

Offices are fully refurbished and, as your company grows, further space can be obtained within the building to satisfy expansion requirements.

- **Suites 1-17 are managed offices, suitable for your first move into office accommodation**
- **Suites A-D are offered on traditional lease terms**
- **Communal kitchenette**
- **Allocated car parking spaces are available to the front of the building**

BUSINESS UNITS

Each Business Unit's Rental Price – itemised as an annual payment sum in the Current Availability table – is given exclusive of VAT, Rates and Service Charge.

A Service Charge – as itemised in £s per sq ft for each Business Unit in the Current Availability table – will be levied to recover costs of site security and CCTV camera system, maintenance of external landscaped areas, car parks, service yards, access roads, estate signage, etc as defined under the Service Charge Recovery provisions of the lease.

Business Units are offered by way of Full Repairing and Insuring Lease; length of term is to be determined by agreement. Generous incentives may be available, subject to length of lease and covenant strength. For the latest information regarding Rateable Values, please contact Sefton Borough Council or, alternatively visit: **www.voa.gov.uk**

OFFICE SUITES

The Rental Price per annum – itemised in the Current Availability table – for Managed Office Suites 1-17 is given exclusive of VAT and includes Electricity, Building Insurance and Service Charge. Licence Agreements are available for 12-month periods.

Office Suites A-D are offered on Traditional Lease terms, for intervals of 12 months and above, with Building Insurance, Services and Utilities all charged separately. A schedule outlining combined office suite rental level options is available upon application.

All of the floor plans shown are not to scale and are to be used for identification purposes only.

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