

# GRAYLAW TRADING ESTATE

Wareing Road, Aintree, Liverpool L9 7AU

# TO LET

REFURBISHED



**INDUSTRIAL WAREHOUSE  
UNITS WITH OFFICES**

**UNITS FROM 4,286 SQ FT - 17,247 SQ FT**

Fully refurbished units

Flexible deals available

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4,286 SQ FT - 17,247 SQ FT

### Description

Graylaw Trading Estate is a multi-let industrial scheme comprising 13 units.

Each unit is steel portal frame construction, with part brick/part clad elevations under a pitched clad roof, incorporating translucent rooflights.

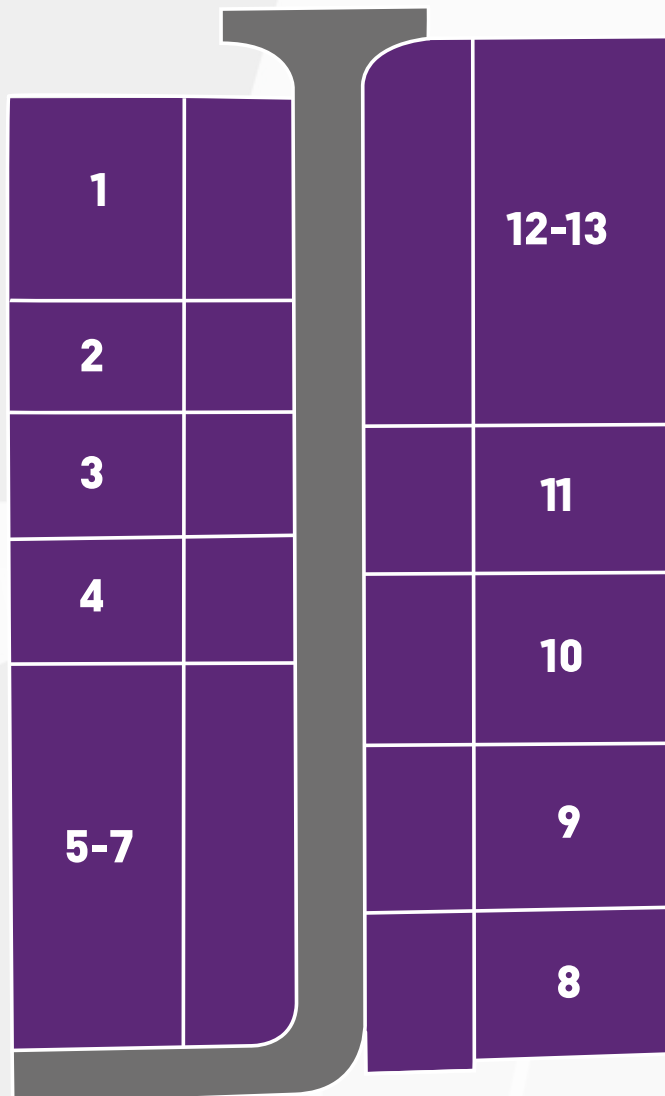
Each unit benefits from electric roller shutter doors, as well as dedicated parking to the front, internal offices, WC and three phase electricity supply.

### Terms

The units are available by way of new full repairing and insuring leases, on flexible terms.

### Legal Costs

Each party will be responsible for their own legal costs.



### Accommodation

1 LET

2 LET

3 LET

4-7 LET

8 LET

9 LET

10 LET

11 LET

12 LET

13 LET

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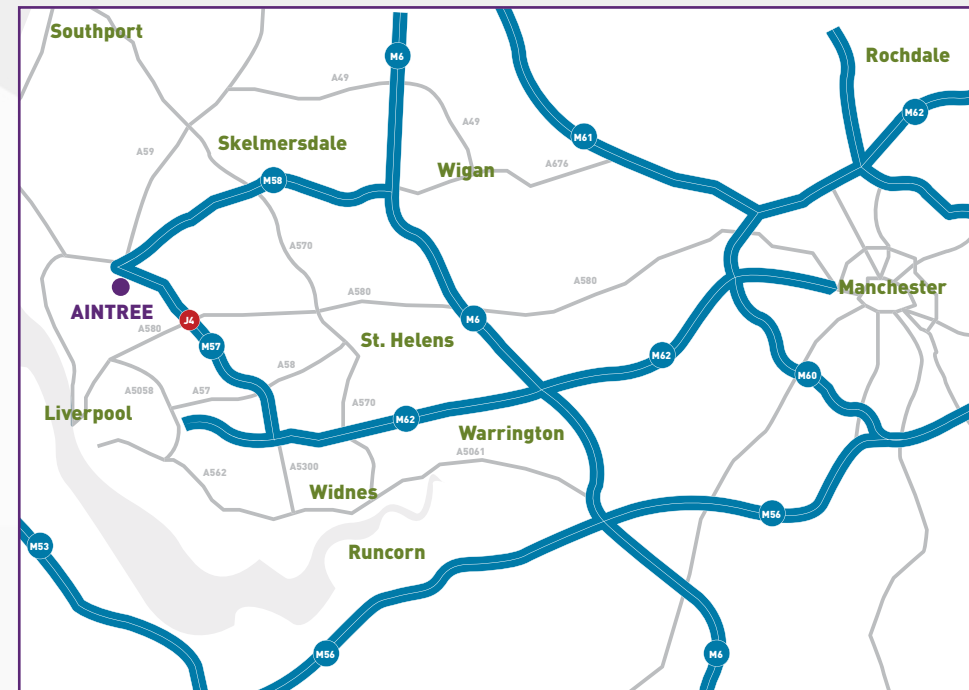
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### Location

Graylaw Trading Estate is an established estate in the Aintree industrial area of North Liverpool.

Access to the estate is from Long Lane via Brookfield Drive and Wareing Road. Long Lane in turn links with both Ormskirk Road (A59) & the East Lancashire Road (A580), providing access to the M57, M58 and linking with the M62 and M6.





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## VAT

All prices, outgoings and rentals are subject to VAT at the prevailing rate.

## Service Charge

A service charge will be levied for the maintenance and upkeep of the common areas.

## Further Information

For further information, please contact:



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