



1 & 2 Brookfield Drive, Liverpool, L9 7AJ

15,005 SQ FT

- Available for occupation in October 2026
- Prominent road frontage and close to A580
- Approx. 5.7m eaves height rising to 8.5m apex

0151 675 5000

www.b8re.com

LOCATION

The property occupies a highly prominent position being located at the junction of Brookfield Drive and Hanson Road within the established Aintree Industrial Estate. Aintree Industrial Estate is already home to a number of well known industrial and trade counter operations being situated within approximately half a mile of the A580 East Lancashire Road and benefiting from speedy access to the regional and national motorway networks.

The Brookfield Centre comprises a high-quality refurbishment which offers excellent quality Trade Counter and warehouse accommodation benefiting from the following:

- Customer parking to front.
- Minimum eaves height from 5.7 metres
- 10% office / ancillary content.
- Electric roller shutter doors. 4.3 clearance to the rear of each unit.
- Extensive yard areas for each unit.
- Secure environment.



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TERMS

Available on new flexible lease with terms to be agreed.

LEGAL COSTS

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

VIEWINGS

For further details of the rent and other charges are available upon application to the agent: -

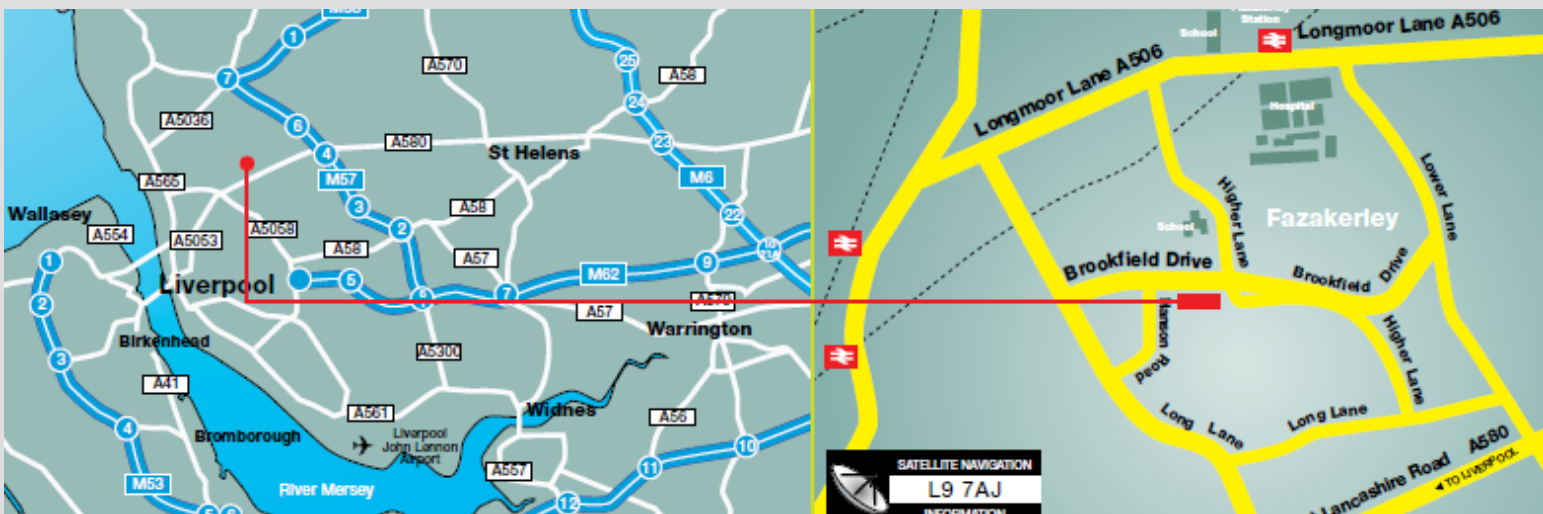
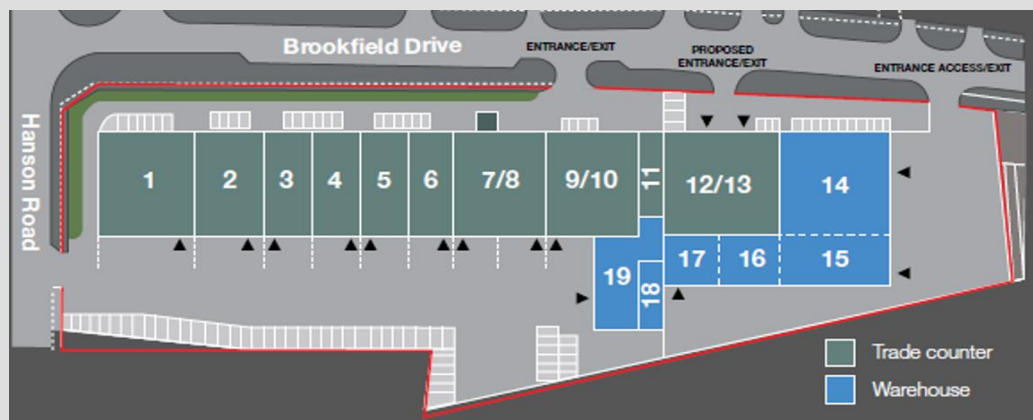
Thomas Marriott / Thomas@b8re.com

BUSINESS RATES

Interested parties should make their own enquiries to the local authority (Liverpool City Council). The current Rateable Value is £TBC so rates payable estimate is £TBC for 2026/27.

AML

Proposed tenants will be required to provide evidence of identity, management or ownership, together with proof of address, photographic identification and, where applicable, source of funding.



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