TO LET

B8 REAL ESTATE

UNITS 6-8

BROOKFIELD BUSINESS PARK

MUIR ROAD

LIVERPOOL

L9 7AR

6,289 - 14,626 Sq Ft

(584.25 - 1,358.76 Sq M)









Units 6-8 Brookfield Business Park, Muir Road
Liverpool, L9 7AR

LOCATION

Brookfield Business Park is 1.4 miles from the A580 / East Lancashire Road which provides access directly into Liverpool City Centre within 4 miles, as well as to Manchester and Salford to the east. The estate is also well connected to the regional motorway network, with Junction 4 of the M57 within 3 miles and Junction 6 of the M62 within 5 miles.

Units 6 - 8 are located at Brookfield Business Park on Muir Road, directly off of Brookfield Drive which forms part of the wider Aintree Industrial Estate. The wider estate is occupied by a range of local and national businesses, with occupiers located at Brookfield Business Park including GAP, Olympic Windows and Efau.



DESCRIPTION

Units 6 - 8 Brookfield Business Park form part of the wider estate that was originally constructed in 2008.

The units are of a steel portal frame construction with steel insulated cladding and roof, incorporating roof lights. Internally, the units benefit from a solid concrete floor, 6m eaves, an electronic loading door and ground floor offices.

Externally, the units enjoy dedicated parking and a large yard. Due to the configuration of the properties, these units are available as singular units, or combined to create a larger 14,600 sq ft unit.

Specification

- Steel Portal Frame Construction
- Electric level access loading doors
- Ground Floor Offices
- Solid Concrete Floor
- Three phase power supply

ACCOMMODATION

Ref	SQM	SQ FT
Unit 6	774.53	8337
Unit 8	584.26	6,289

TERMS & INFORMATION

Terms

The units are available by way of new FRI leases on terms to be agreed.

EPC Rating

EPC Available upon request

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding are required from any purchaser or lessee.

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Further Information

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