



1 & 2 Brookfield Drive, Liverpool, L9 7AJ

15,005 SQ FT

- Available for occupation in October 2026
- Prominent road frontage and close to A580
- Secure business park with 24/7 access and parking
- Approx. 5.7m eaves height rising to 8.5m apex

0151 675 5000
www.b8re.com

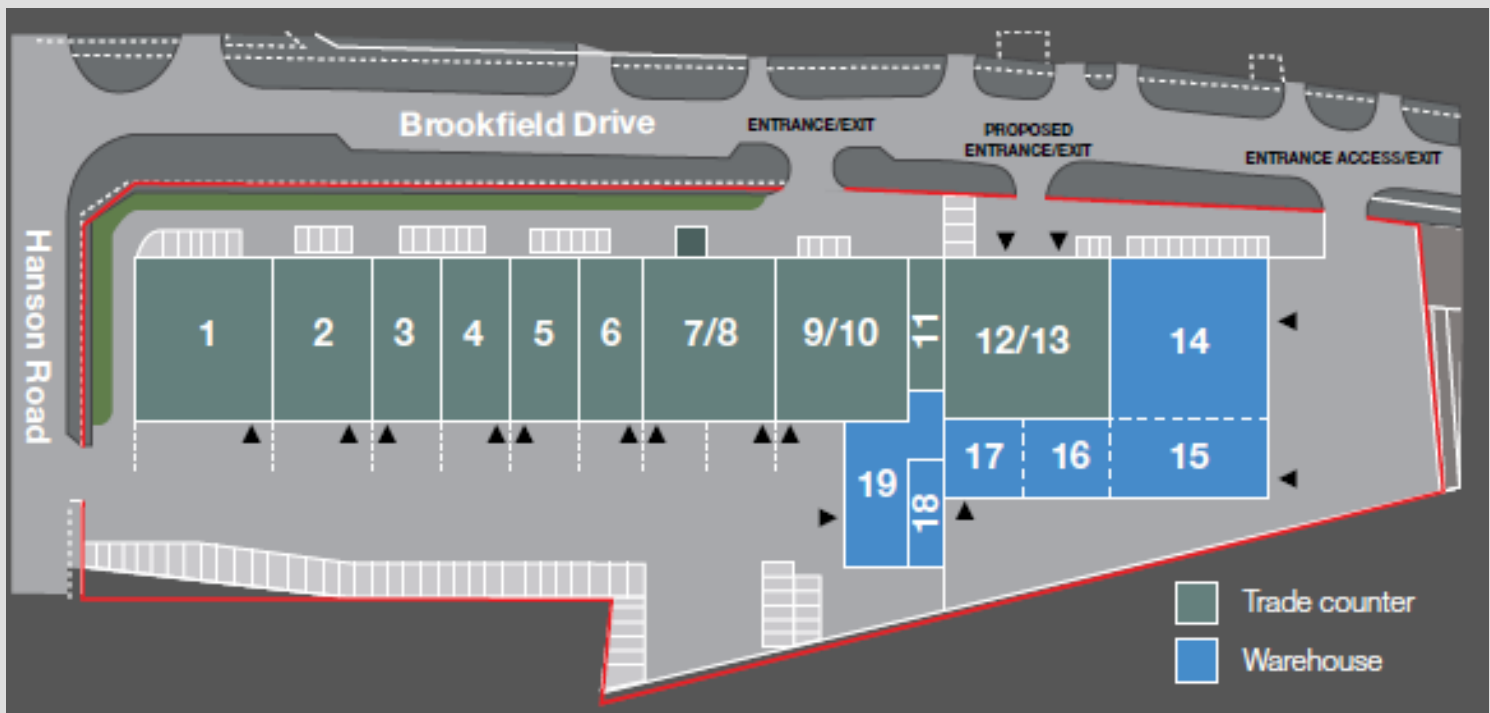
LOCATION

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
- Excellent natural light.
- 10% office / ancillary content.
- Vehicular access for loading purposes provided via
- Electric roller shutter doors, with 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.

EXISTING TENANTS

- Virgin Media
- Aintree Kitchens
- Geco
- GT Signs
- Mimi Belle Weddings

VIEWINGS

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

Jon Thorne

jon@b8re.com

Alex Perratt

alex@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

In accordance with Anti-Money Laundering Regulations, 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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