

99Home Ltd.

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0 Bed Warehouse In Ormskirk Road , Liverpool, L9 5AE

£4,100 Monthly



SHORT DESCRIPTION

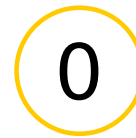
Property Ref: 15830 Prime Warehouse Industrial Unit To Let – Ormskirk Road, Aintree, Liverpool 8000 sq ft (740 sq m) – Rare roadside opportunity with outstanding visibility Location: Prominently situated on the highly trafficked Ormskirk Road (A59), one of the main arterial routes connecting Liverpool city centre to the north-west motorway network (M57-M58). The unit sits directly opposite the established Aintree Shopping Park and Racecourse Retail Park, home to major occupiers including M&S, Next, Boots, TK Maxx, Costa, and the new B&M superstore. Daily traffic volumes are exceptionally high, providing superb roadside exposure and signage opportunities for any trade, storage, or distribution business looking to capitalise on passing trade and brand visibility. Key benefits • Total floor area: 6,372 sq ft (592 sq m) GIA • High-profile roadside position with extensive frontage onto Ormskirk Road • Directly opposite Aintree Retail Park – constant footfall and vehicular traffic • Excellent transport links – less than 2 miles from Switch Island and the M57-M58 motorways • Suitable for a variety of uses including warehouse, storage, light industrial, trade counter, or showroom (subject to planning) • Generous loading via roller shutter door and separate personnel entrance • Three-phase electricity, lighting, and WC facilities • Eaves height approx. 5.5 m • parking area to the front Accommodation The unit is arranged predominantly as open-plan warehouse-industrial space with ancillary office and welfare facilities. The property is of steel portal frame construction with brick-block elevations under a pitched roof. Terms Available on a new full repairing and insuring lease for a term to be agreed. Rent on application. Viewing Strictly by appointment via email An exceptional opportunity to secure a highly visible warehouse unit in one of Merseyside’s busiest commercial locations – early interest is strongly recommended. Property Type: Warehouse Full Renting price: £4100.00 Pricing Options: Fixed Price Measurement: 6300 sq.ft. Parking: Allocated -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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