

**BRASENOSE
INDUSTRIAL ESTATE**

LIPTON CLOSE

ST JOHN'S ROAD

**TO LET
WORKSHOP / INDUSTRIAL UNITS
FULLY REFURBISHED
READY FOR OCCUPATION**

LIPTON CLOSE

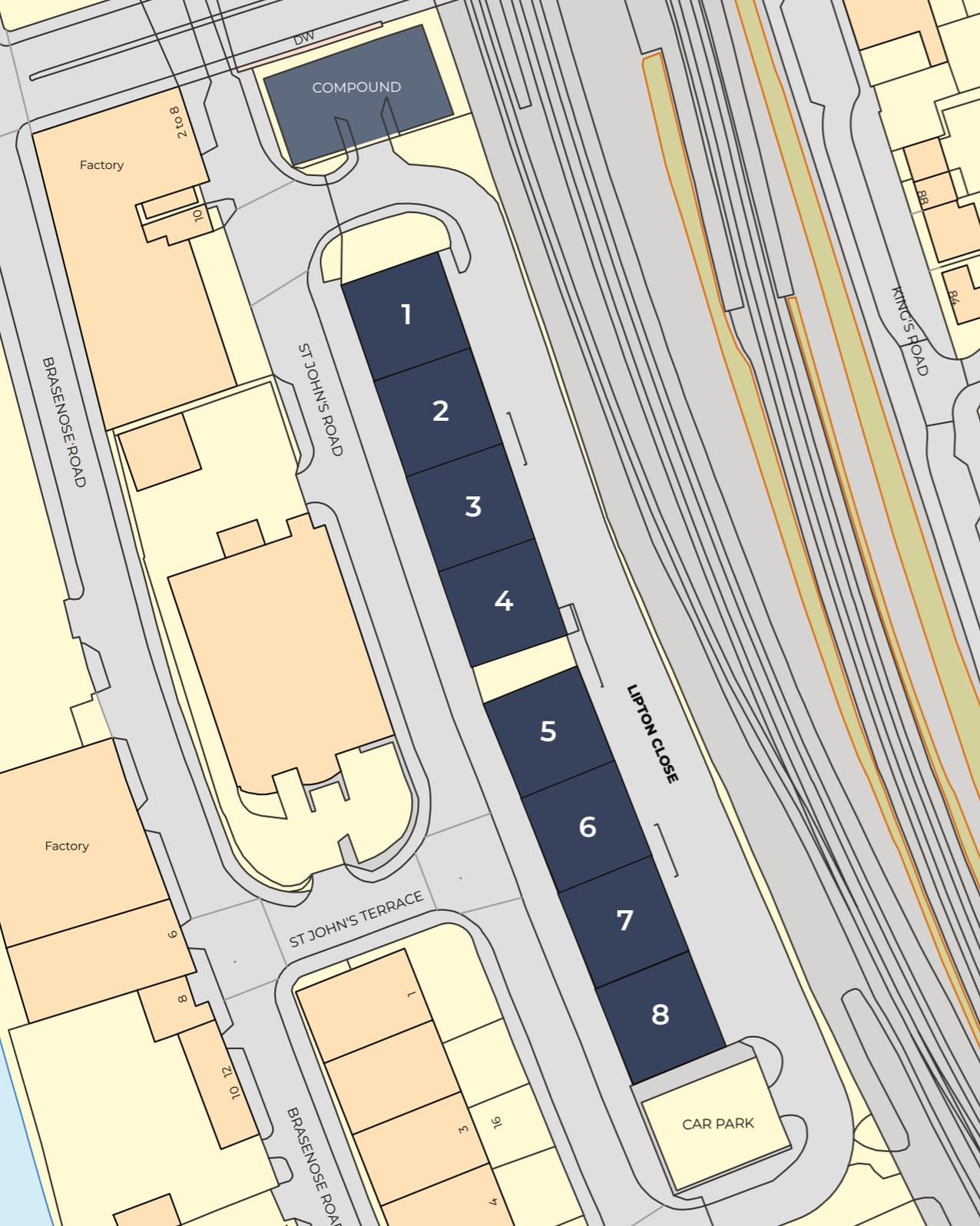
BRASENOSE INDUSTRIAL ESTATE,
BOOTLE **L20 8PU**

**3,374 – 8,175 SQ FT
(313 – 759 SQ M)**



**MODERN HIGH QUALITY
REFURBISHED UNITS,
CLOSE TO M57 & M58**





DESCRIPTION

The modern units at Brasenose Industrial Estate comprise steel portal frame construction with sealed concrete floors, brick/blockwork walls to a height of approximately 2.1m (7ft) with composite insulated panels above to the eaves. The roof is pitched with composite insulated panels incorporating translucent glazing panels. Access to the units is gained via a loading door measuring approximately 4.6m (15ft) wide by 5.1m (17ft) high. Pedestrian access is gained via adjoining doors.

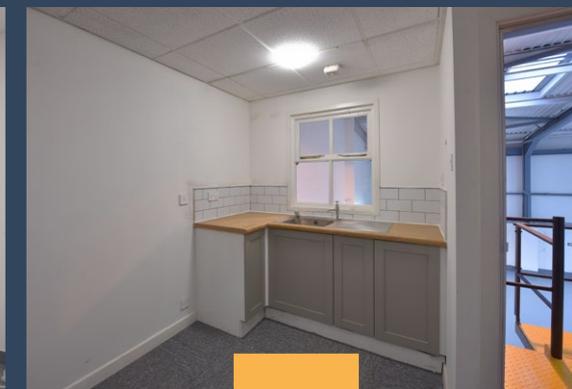
- └ MODERN HIGH QUALITY REFURBISHED UNITS
- └ THREE PHASE ELECTRICITY SUPPLY
- └ GAS SUPPLY
- └ FORECOURT & CAR PARKING AREAS
- └ REINFORCED CONCRETE FLOOR
- └ BRICK AND BLOCKWORK WALLS TO A HEIGHT OF 7FT (2.1M)
- └ 4.6 X 5.1M LOADING DOORS
- └ STEEL PORTAL FRAME
- └ ESTABLISHED BUSINESS AREA
- └ EXCELLENT TRANSPORT LINKS
- └ GOOD NEARBY AMENITIES
- └ NEW SECURITY GATES
- └ CCTV
- └ PERIMETER FENCING

ACCOMMODATION

The following accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas:

UNITS	Sq Ft	Rent Updated	Additional comments
1 & 2	8,175	£81,750 p.a.	Can be split into two units
4	4,340	£43,400 p.a.	
5	3,660	£36,600 p.a.	
6	3,690	£36,900 p.a.	
7	3,374	£33,740 p.a.	
8	3,400	£34,000 p.a.	
Compound	7,500	£15,000 p.a.	





LOCATION

The high quality industrial units are situated on the established Brasenose Road Industrial Estate in Bootle. Bootle is located in the Borough of Sefton and benefits from excellent transport links with Liverpool City Centre approx 3 miles to the North West. The M58 and M57 motorways are also within close proximity. Bootle Town Centre offers a range of local amenities with the Strand Shopping Centre to the North.

DRIVE TIMES

J4, M57	22 mins
Bootle Town Centre	2 min
Royal Albert Docks	11 mins
Liverpool City Centre	10 mins
M58	20 mins

EPC

Copies of individual EPC's are available on request.

TERMS

Please contact the sole agent for more information.

LEGAL COSTS

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

VAT

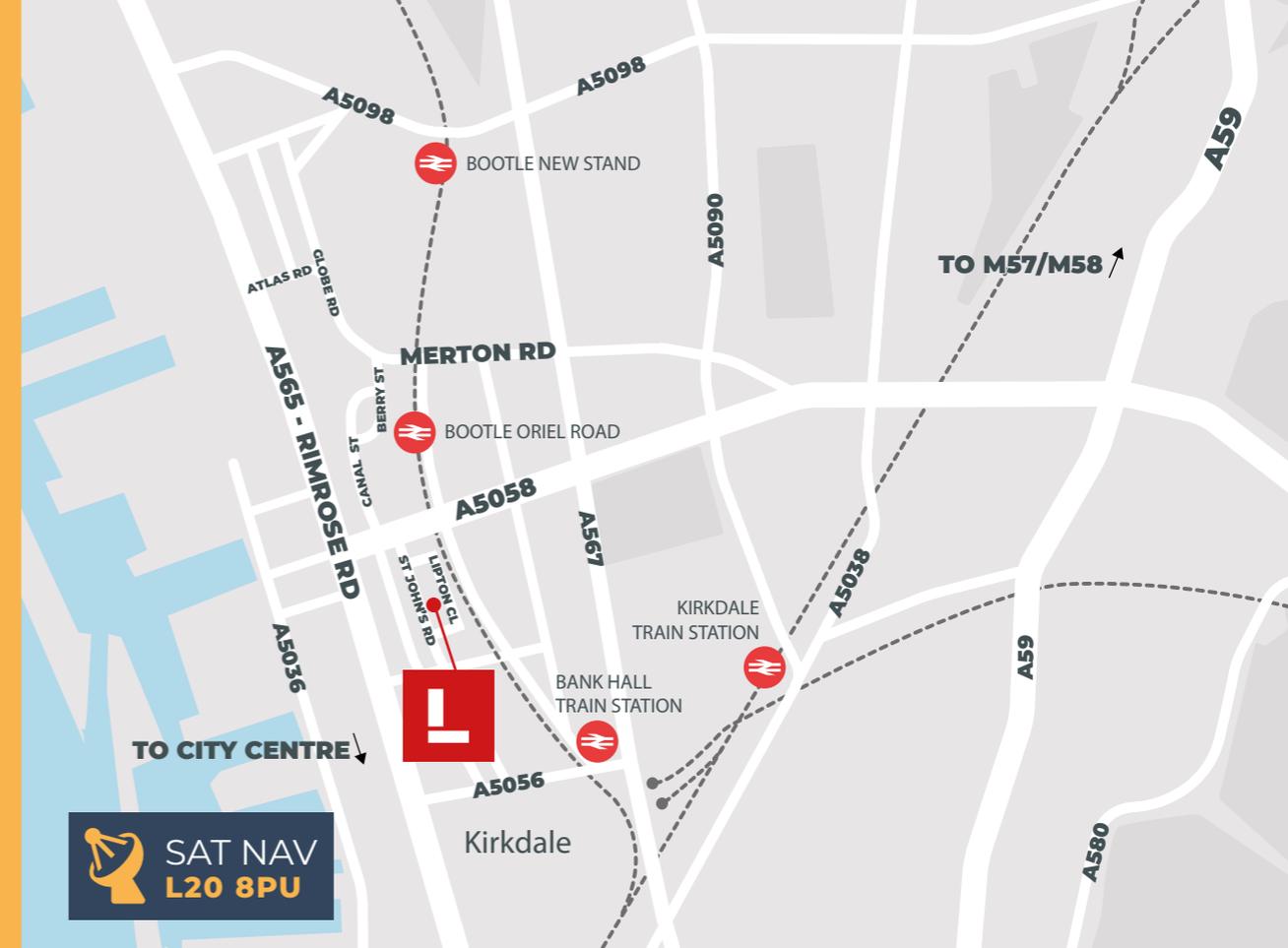
VAT will be charged where applicable at the prevailing rate.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors.

This is to help combat fraud and money laundering, and the requirements are contained in statute.

A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.



**ACCESS TO
JUNCTION 4
OF THE M57**



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