



## Unit B & C, Pacific Road, Bootle, L20 1AW

### Warehouse / Industrial Unit

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	22,020 sq ft / 2,045.72 sq m
<b>Rent</b>	£5 per sq ft
<b>Rates Payable</b>	£30,480 per annum
<b>Rateable Value</b>	£63,500
<b>EPC Rating</b>	C (54)

#### Key Points

- Economical rent
- Well established industrial location
- 7.8m eaves
- Within 1 mile of the Port of Liverpool

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## Summary

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Rent	£5 per sq ft
Rates Payable	£30,480 per annum
Rateable Value	£63,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

## Location

The units are located on Baltic Road / Pacific Road in Bootle approximately 4 miles from Liverpool City Centre and within 1 mile of the Port of Liverpool. Situated within an established commercial area within a short distance of Derby Road (A565) the main arterial vehicle route providing connections between North Liverpool and Liverpool City Centre.

## Description

The property comprises two inter connecting mid terraced units, the property are of brick elevations under a pitched roof, the units have access from both Pacific Road and Baltic Road, with loading direct from the road. The units have an eaves height of 7.8m

Unit B includes ground floor and first floor office accommodation which includes WC and kitchen. There is lighting throughout the property.

## Accommodation

The accommodation comprises the following areas:

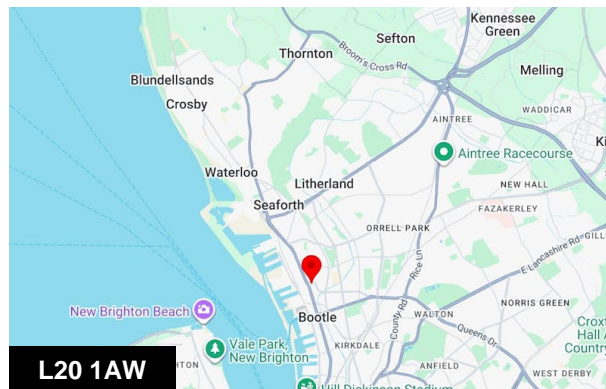
Name	sq ft	sq m
Ground - Unit B Warehouse	10,025	931.35
Ground - Unit B GF Office	623	57.88
1st - Unit B FF Office	623	57.88
Ground - Unit C Warehouse	10,749	998.61
<b>Total</b>	<b>22,020</b>	<b>2,045.72</b>

## Terms

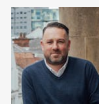
The property is available to rent on a new FRI lease on terms to be agreed

## Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



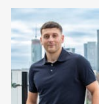
## Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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