

TO LET

The Bridgewater Complex

B8
REAL ESTATE

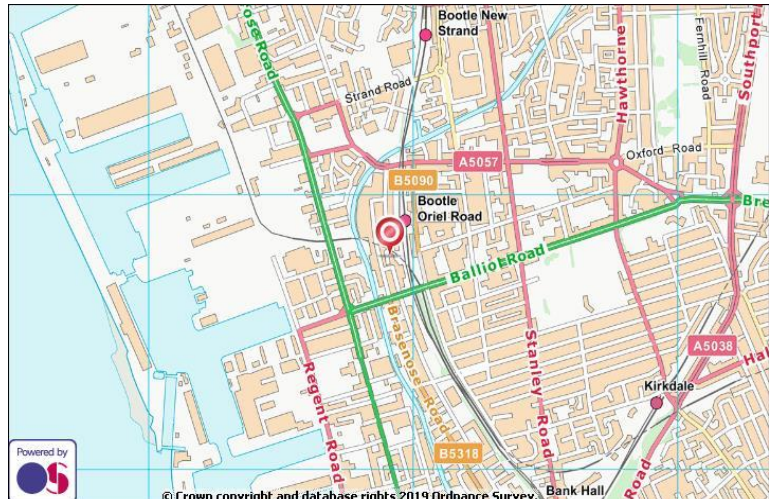


**The Bridgewater
Complex,
Canal Street
Bootle
Merseyside
L20 8AH**

MODERN INDUSTRIAL / WAREHOUSE UNITS 500 – 3,500 SQ. FT.

- Only five minutes from Liverpool City Centre.
- Good access to the M57 / M58 Motorways.
- Close to Bootle Oriel Road train station.
- Flexible lease terms at competitive rents.
- Grade A Offices available: 120 – 3,500 sq. ft.
- Extensive parking areas.

0151 675 5000
www.b8re.com



LOCATION

The small multi let Industrial Estate and office is located within 2 miles of Liverpool City Centre with access via A5058 (Balliol Road). This in turn provides links to both Regent Road for the docks, Queens Drive and A580 East Lancs Road. The M57 and M58 motorways are approximately five or six miles away.

The business park is also in close proximity to Liverpool City Centre which provides excellent access to the local highly skilled workforce and wider amenities. The estate is accessible via Public transport with Bootle Oriel Road train station close-by.

Units range from 500 sq. ft. to 2,600 sq. ft. plus a serviced business centre.

DESCRIPTION

The units are generally of a steel portal frame construction with either full or part profile steel cladding with a mix of full height clad and block elevations under a pitched metal clad roof. Units are generally refurbished to the following specification:

- Translucent roof lights and sodium box lighting.
- Internal eaves height ranging from 5M.
- Electric ground level access loading doors.
- Fully refurbished offices and amenity areas.
- Dedicated parking and shared loading areas.
- On site facilities manager.
- 3 phase electric supply.
- Additional 'Grade A' Offices available on flexible terms.



TERMS

The units are available by way of a new Full Repairing and Insuring lease on terms to be agreed, with further details available upon request.

AVAILABILITY

Unit 1 – 2,599 sq. ft.

Unit 7 – 2,303 sq. ft.

Unit 12 – 500 sq. ft.

RATEABLE VALUE

Prospective Tenants should make their own enquiries with Liverpool City Council.

VAT

All rents quoted are exclusive of VAT, but may be liable at the prevailing rate

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

EPC

Available on request.

VIEWINGS

For further information, or to arrange a viewing, please contact:

Contact: Thomas Marriott
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Email: thomas@b8re.com

Contact: Anthony Mellor
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