



**FULLY  
REFURBISHED**

**TO LET**  
WORKSHOP / INDUSTRIAL UNITS

**LIPTON CLOSE**

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

**3,362 – 8,067 SQ FT**  
**(312 – 749 SQ M)**



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

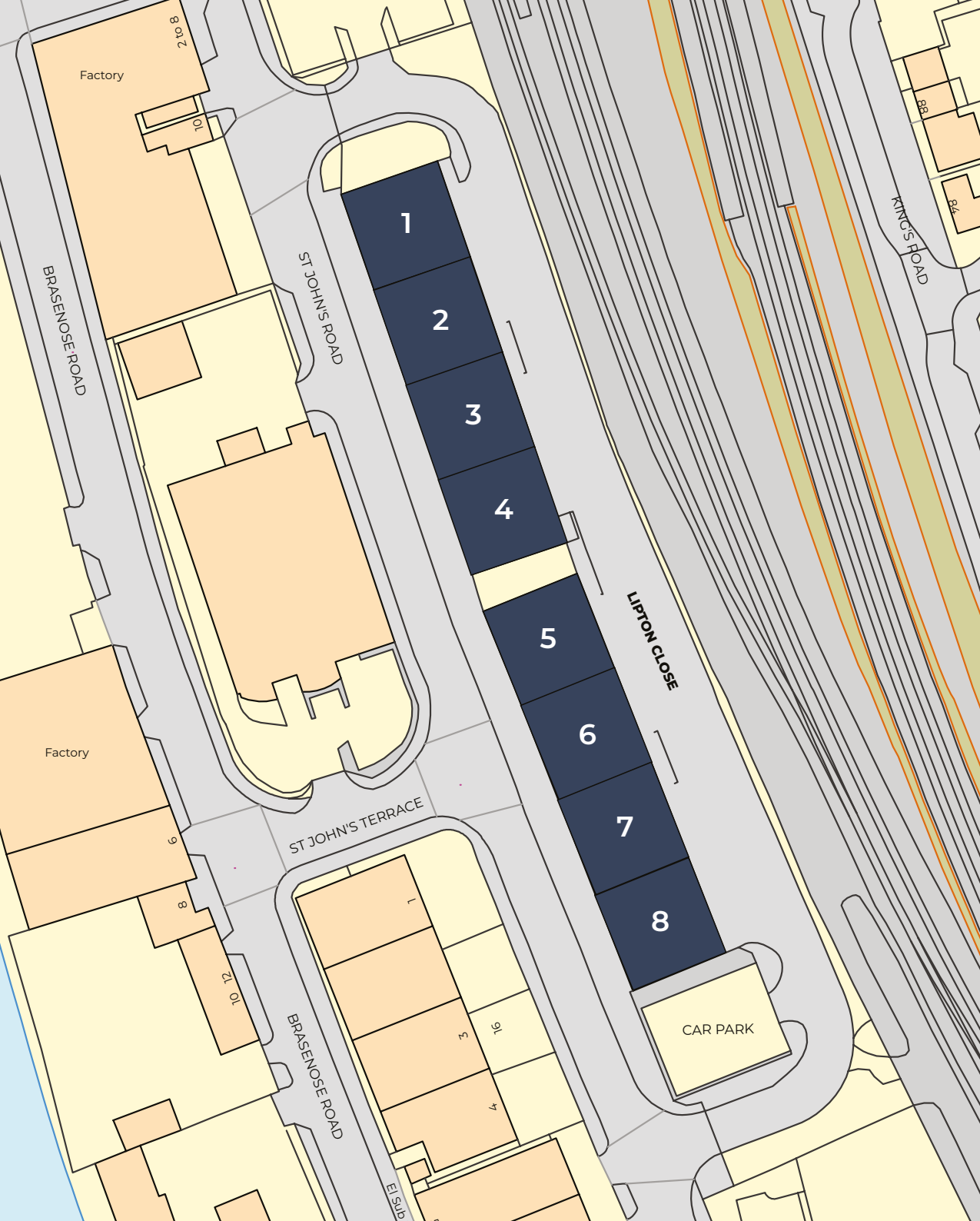
**BRASENOSE  
INDUSTRIAL ESTATE**

**ST JOHN'S ROAD**

**LIPTON CLOSE**







## 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  | Sq M     |
|-------|--------|----------|
| 1 & 2 | 8,067  | 749.44   |
| 3     | 3,794  | 352.47   |
| 4     | 3,391  | 315.03   |
| 5     | 3,404  | 316.24   |
| 6     | 3,362  | 312.34   |
| 7     | 3,374  | 313.45   |
| 8     | 3,400  | 315.87   |
| Total | 28,792 | 2,674.84 |











## 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  
Bootle Town Centre  
Royal Albert Docks  
Liverpool City Centre  
M58

22 mins  
2 min  
11 mins  
10 mins  
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

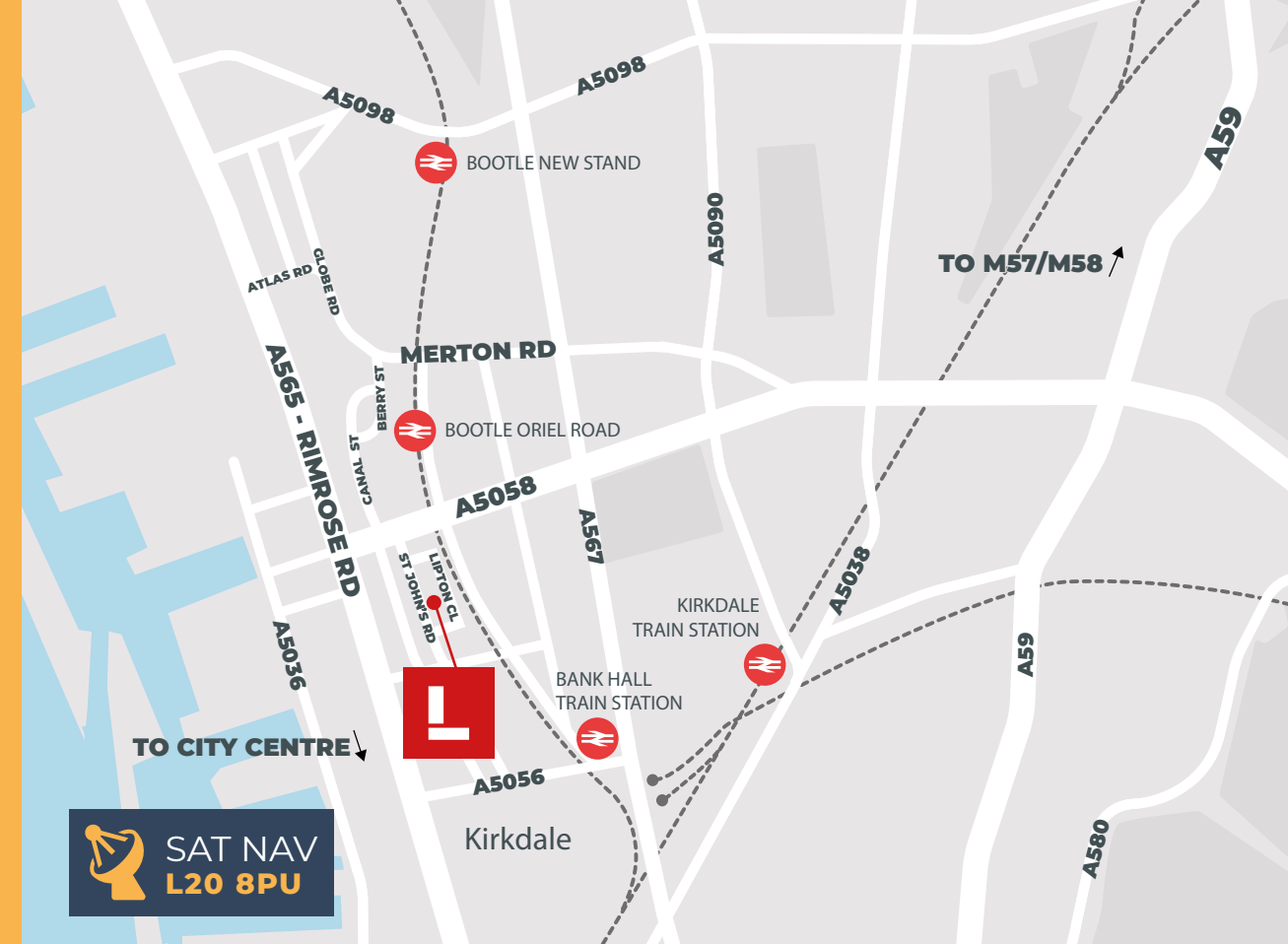
VAT will be charged where applicable at the prevailing rate.

## 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**



## THOMAS MARRIOTT

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