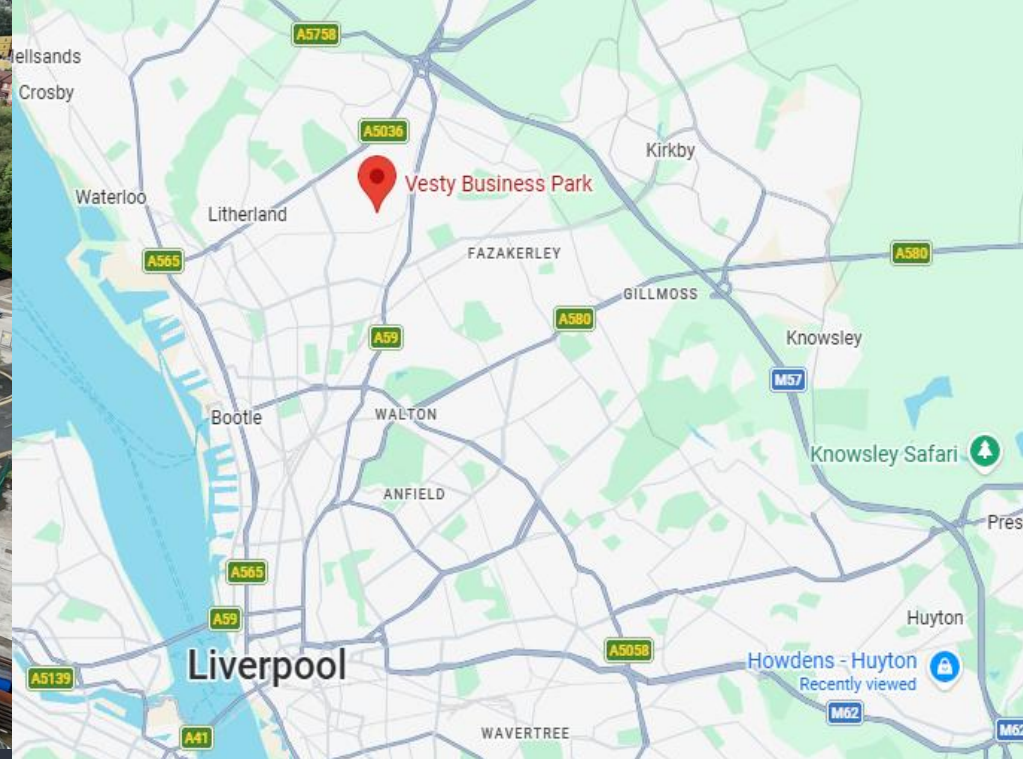


Unit 17 Vesty Business Park

Vesty Road, Off Bridle Road, Bootle, Liverpool, L30 1NY

TO LET
6,958 SQ FT (646 SQ M)



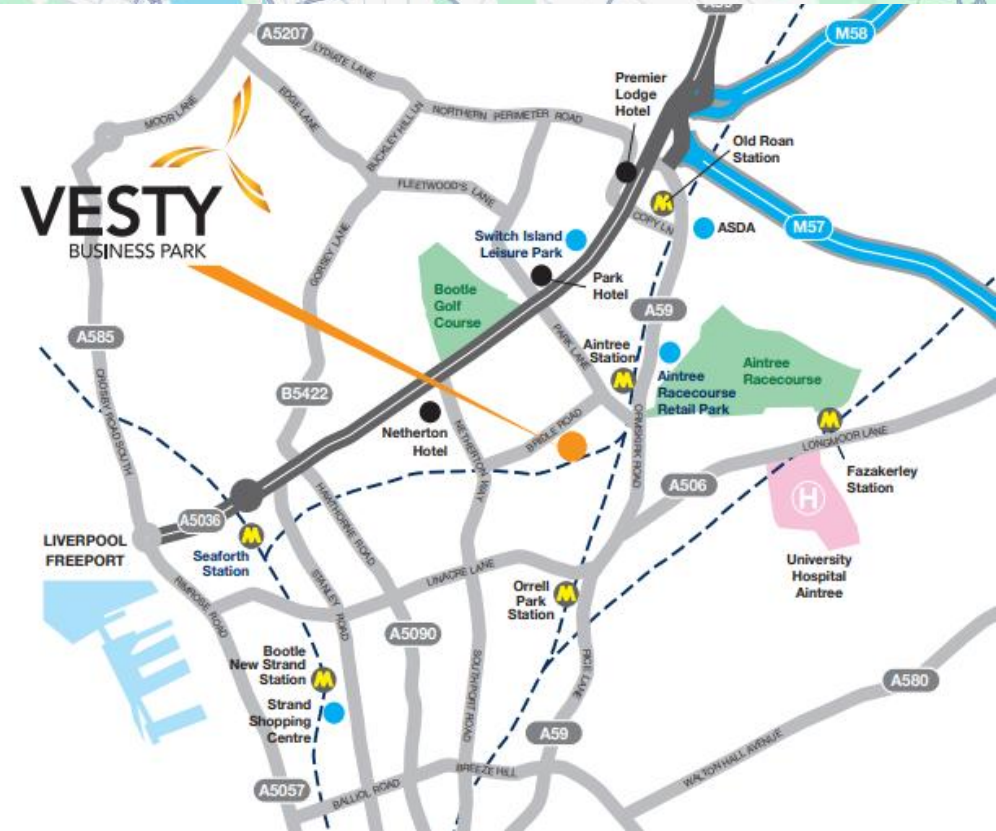


LOCATION

The Vesty Business Park is located on Bridle Road, the principal estate road through the Bridle Road Industrial Estate in Bootle. Bridle Road runs between the A5038 Netherton Way and Park Lane and both roads lead directly onto Dunning's Bridge Road, the main A5036 dual carriageway which leads to the M57/M58 junction (1.5 miles), known as Switch Island.

The property is located approximately 3 miles from Liverpool2, a new £400m deep-water container terminal at Liverpool Freeport. This has doubled the ports container capacity, and it is now one of the country's best equipped and connected terminals.

Vesty Business Park is also close to Aintree Railway Station and Aintree Racecourse.





Key information

RENT

£60,000 p.a.

RATEABLE VALUE

£36,750

EPC RATING

C

DESCRIPTION

The facility comprises a former production unit, modern warehouse and single storey office block, together with an expansive yard area.

- Part brick, glazed and profile metal clad elevations
- 6m height to underside of haunch
- 5m high electrically operated loading door
- Floor loading capacity of 37.5 KN/sq m
- Gated, secure service yard
- Ancillary Kitchenette and WC facilities
- Mezzanine storage (above offices)
- Security shutters to ground floor windows and front entrance door
- Three phase power supply
- On-site wind turbine providing renewable energy, with surplus power exportable to the grid for additional occupier income



TERMS

New Full Repairing and Insuring Lease

RENT

£60,000 p.a.x

RATEABLE VALUE

£36,750

EPC RATING

C

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction

ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

VIEWINGS

Strictly by prior arrangement with the joint agents

CONTACT



Alex Perratt
07951 277 612
alex@b8re.com



Phil Morley
07976 288 497
phil.morley@lm6.co.uk