

12

TO LET /
MAY SELL

Vesty Business Park Bootle Liverpool L30 1NY

B8

0151 675 5000

www.b8re.com



4,345 SQ FT (403.60 SQ M) MODERN INDUSTRIAL UNIT

LOCATION

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.





Unit 12 Vesty Business Park Vesty Road BOOTLE L30 1NY		Energy rating D
Valid until 7 March 2028	Certificate number 9532-3032-0188-0200-1301	

MISREPRESENTATION ACT: B8RE for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of CBRE or B8RE has any authority to make or give any representation or warranty in relation to this property. December 2024

LEGAL COSTS

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

TENURE

Leasehold

TERMS

New Full Repairing and Insuring lease

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.



Thomas Marriott
thomas@b8re.com
07769 250 494

Alex Perratt
alex@b8re.com
07951 277 612