



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

1,260sq ft

- Only 5 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
- 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 5 or 6 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.

AVAILABILITY

	Size (sq ft)	Size (sq m)
Unit 14	1,260	117.06

RATEABLE VALUE

Prospective Tenants should make their own enquiries with Liverpool City Council

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



0151 675 5000

www.b8re.com

LEGAL COSTS

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

VAT

All prices are exclusive of but may be liable to VAT at the prevailing rate.

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.

VIEWINGS

For further information please contact:



Contact: Thomas Marriott

Tel: 0151 675 5000

Email: thomas@b8re.com

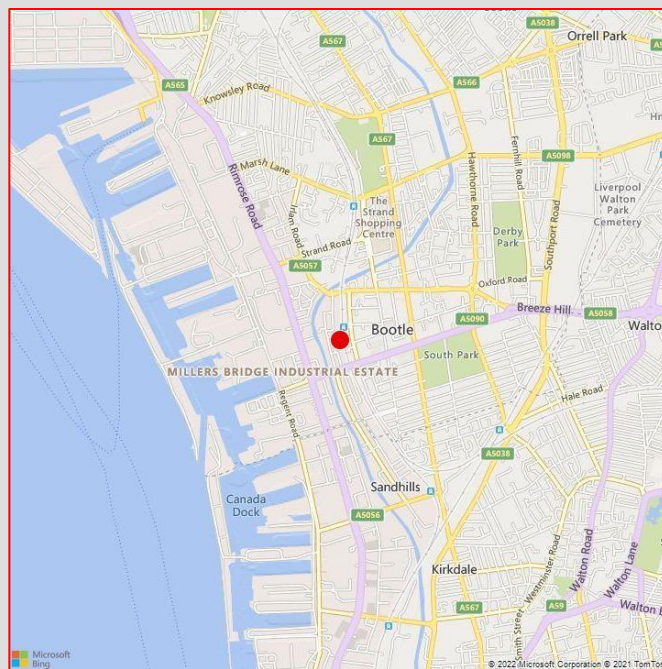
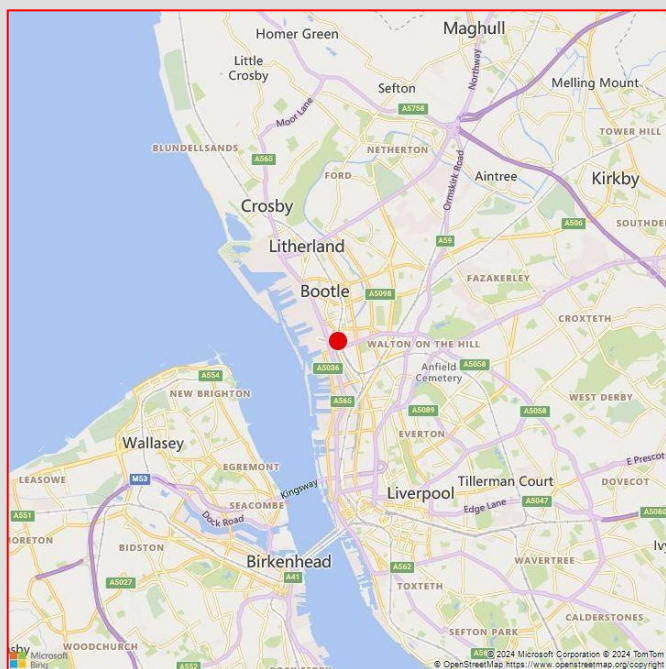


ANTI-MONEY LAUNDERING

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.



Date of publication September 2024

PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.

0151 675 5000
www.b8re.com