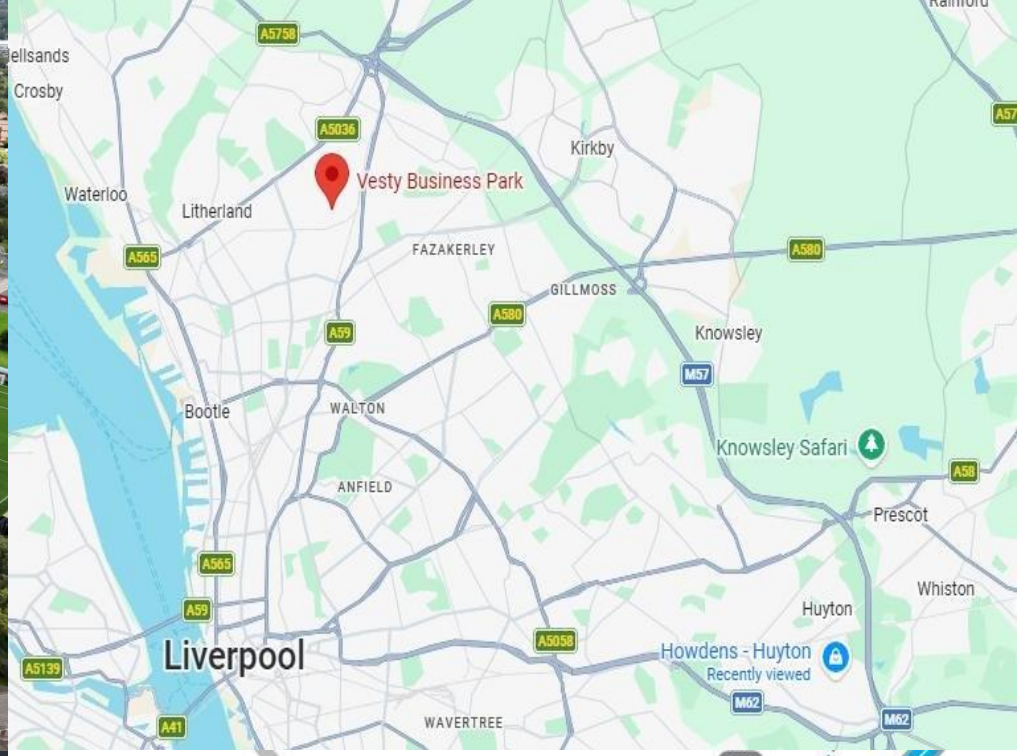
Unit 12 Vesty Business Park

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

TO LET
4,337 SQ FT (403 SQ M)





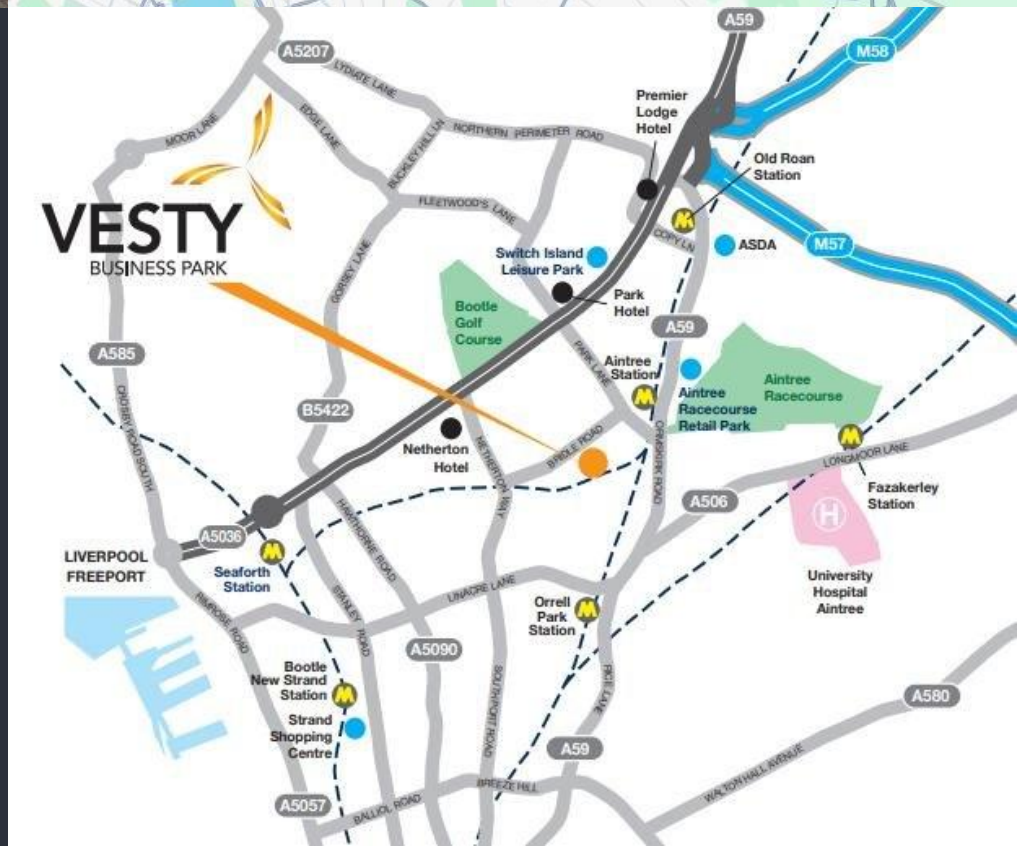


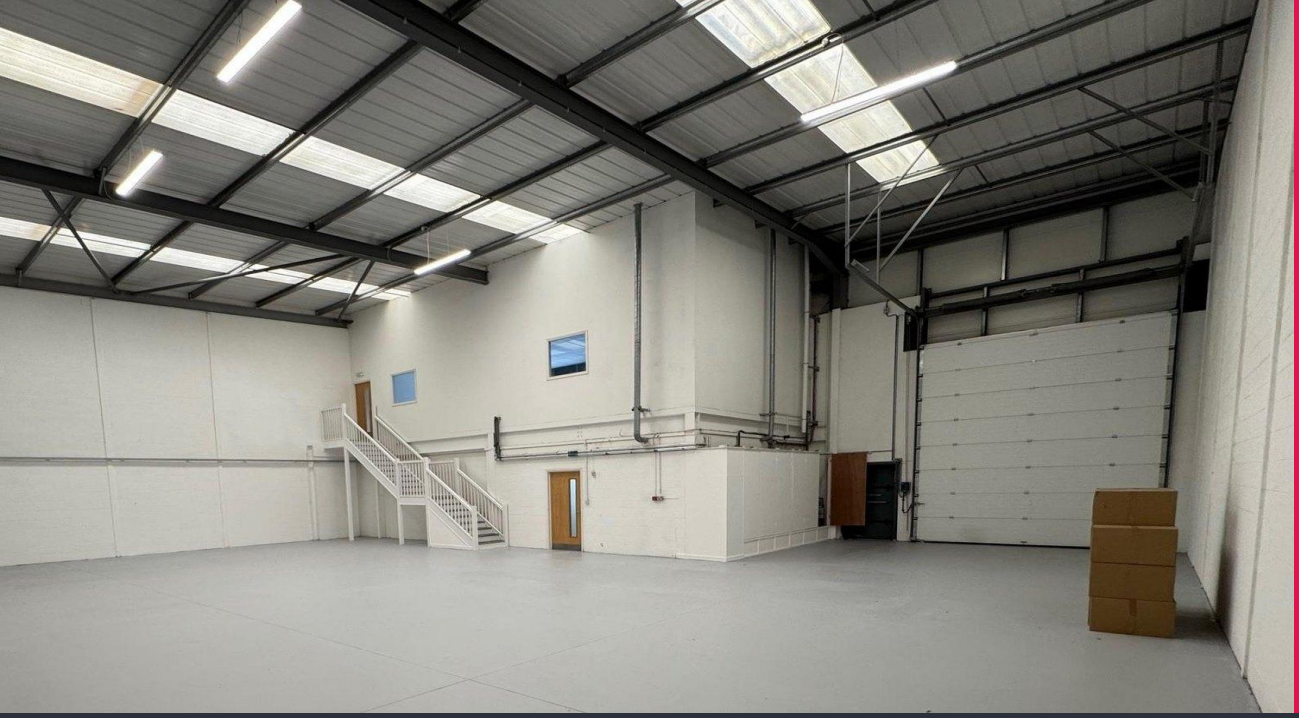
LOCATION

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 Dunnings 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 port's 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
Available on application

RATEABLE VALUE
£31,500

EPC RATING
Available on request

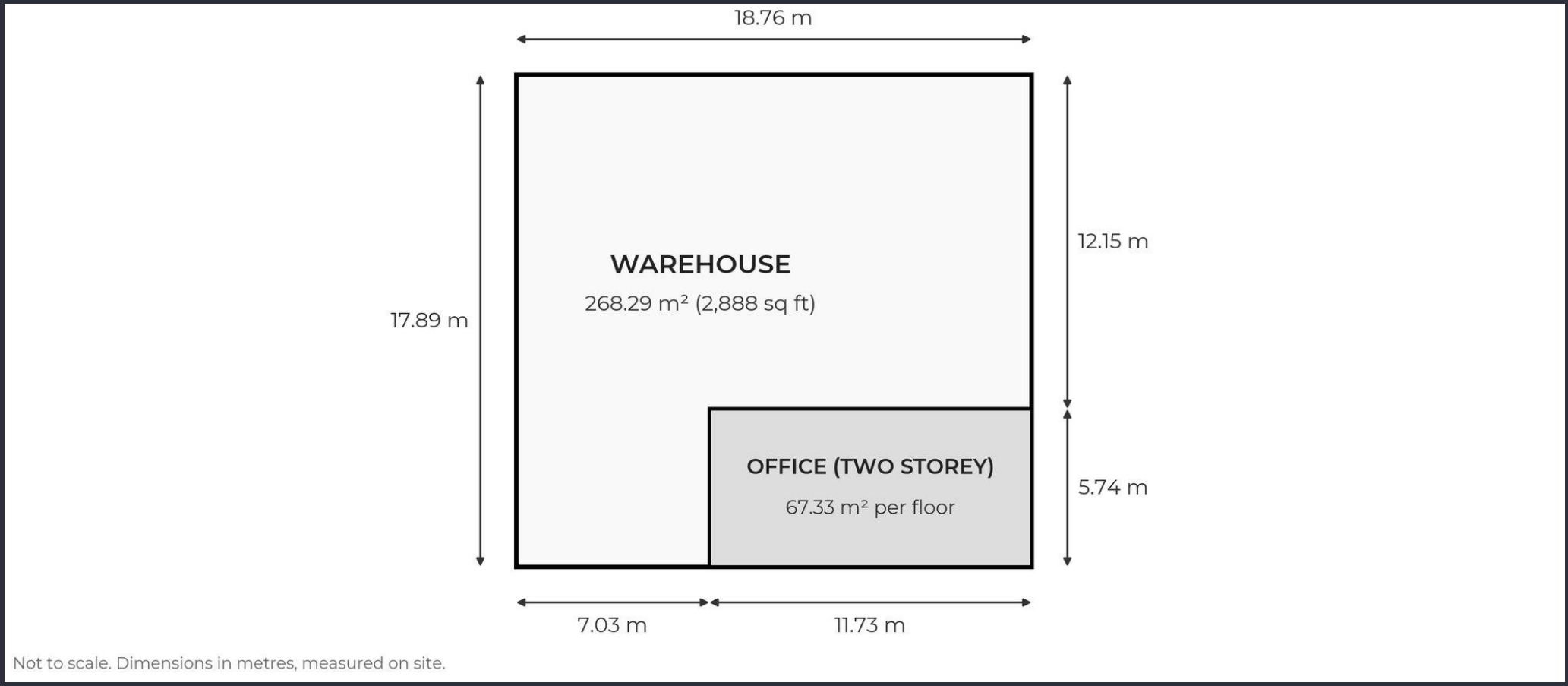
DESCRIPTION

The property comprises a modern mid-terrace industrial unit with two storey offices, situated within the established Vesty Business Park.

- High quality brick, glazed and profile metal clad elevations
- 6m clear height to underside of haunch (6.3m to eaves)
- 5m high electrically operated loading door
- Floor loading capacity of 37.5 kN/sq m
- Two storey offices with carpeting and gas central heating
- Kitchenette facilities
- Gated, secure service yard with parking
- Security shutters to ground floor windows and front entrance door
- 100kVA three phase power supply
- All mains services and drainage connected



ACCOMMODATION



Not to scale. Dimensions in metres, measured on site.

Description	Sq m	Sq ft
Warehouse	268.29	2,888
Ground floor office	67.33	725
First floor office	67.33	725
Total (GIA)	**402.95**	**4,337**

Measured on site on a gross internal basis. Plan for identification purposes only, not to scale.

4,337 sq ft

(402.95 sq m) total gross internal area
Including 1,450 sq ft of two storey offices

TERMS
Available by way of a new Full Repairing and Insuring lease.

RENT
Available on request

RATEABLE VALUE
£31,500

EPC RATING
Available on request

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

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