/INDURENT



Industrial

50 BRASENOSE ROAD | BRASENOSE BUSINESS PARK

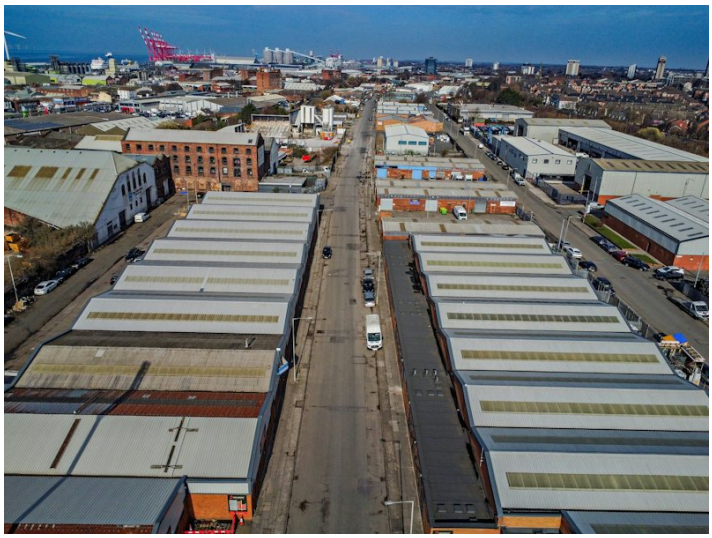
Brasenose Road, Liverpool, L20 8HL

50 BRASENOSE ROAD | 2,708 SQ FT

Industrial

Unit 50 is well suited for a range of uses such as light industrial, manufacturing or retail warehouse/trade counter. Being located on the edge of Bootle, it is with close proximity to Liverpool City Centre as well as key road networks including the M58 and the M6.
The unit is currently undergoing full internal refurbishment and also benefits from a small gated yard.
Car Trade will unfortunately not be accepted on this site.

Lease Type	New



Unit Summary

- WC Facilities
- Flexible Space
- Premier Industrial Location
- Well Maintained Estate
- 24 Hour Access
- LED Lighting

	Per Annum	Per Sq Ft
Rent	£19,365.00	£7.15
Rates	£5,187.10	£1.92
Maintenance Charge	£3,800.00	£1.40
Insurance	£541.60	£0.20
Total Cost	£28,893.70	£10.67

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0101713

+44(0) 808 169 7554

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Brasenose Road, Liverpool, L20 8HL

Location

Brasenose Business Park is located on Brasenose Road (B5318) in the town of Bootle. It is located approximately 2.5 miles north of Liverpool City Centre.

Road
M57: 5 miles

Airport
Liverpool John Lennon: 11 miles

Rail
Bootle: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (95)

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Key Contact

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"Please drop Becca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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