HURSTWOOD HOLDINGS

MILLERS BRIDGE INDUSTRIAL ESTATE, DERBY ROAD

BOOTLE, L20 1EE

More Details

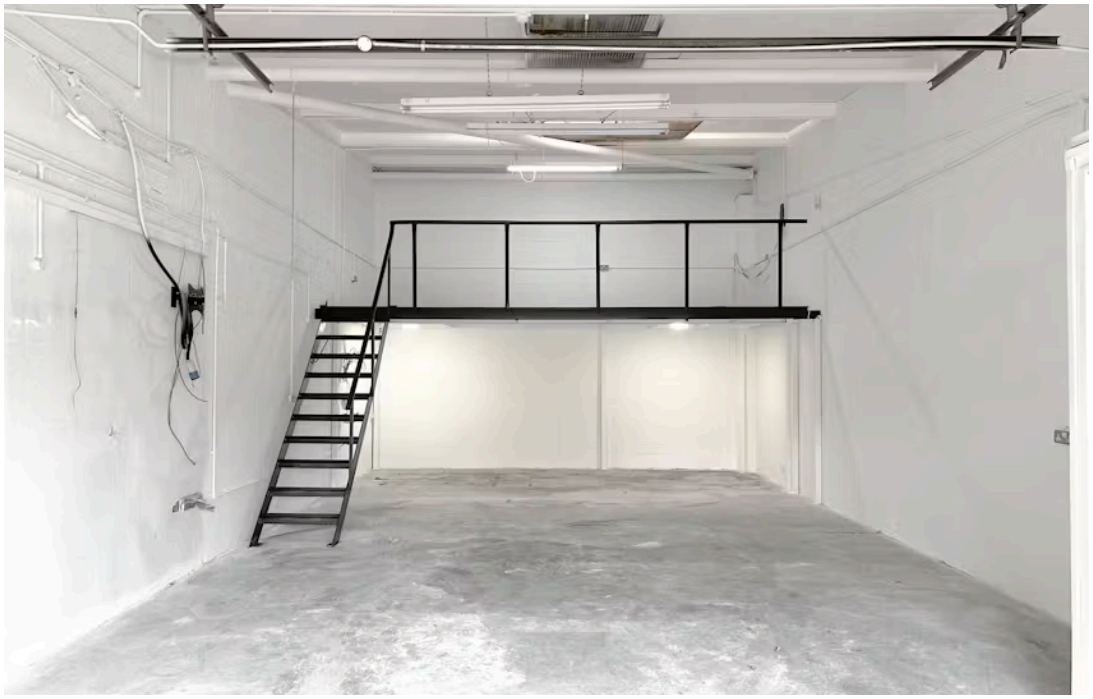


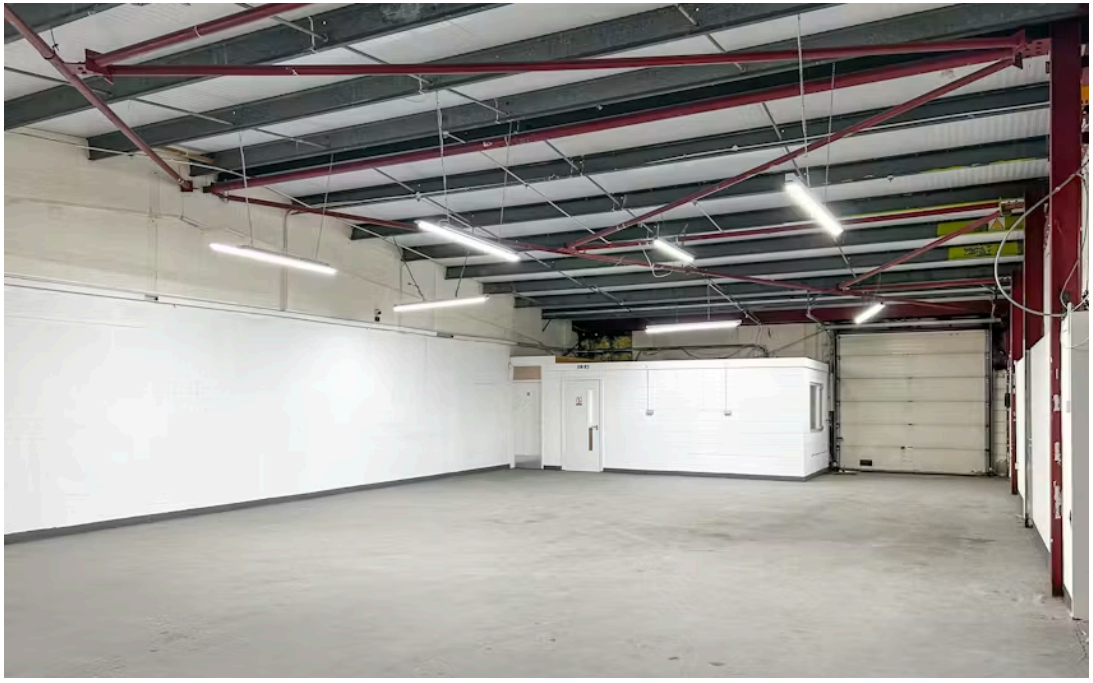
SUMMARY

- Adjacent to Bootle Docks
- 3 miles from Liverpool City Centre
- Move in within 24 hours
- Range of unit sizes available
- Prime industrial location
- Generous yard & parking provisions

DESCRIPTION

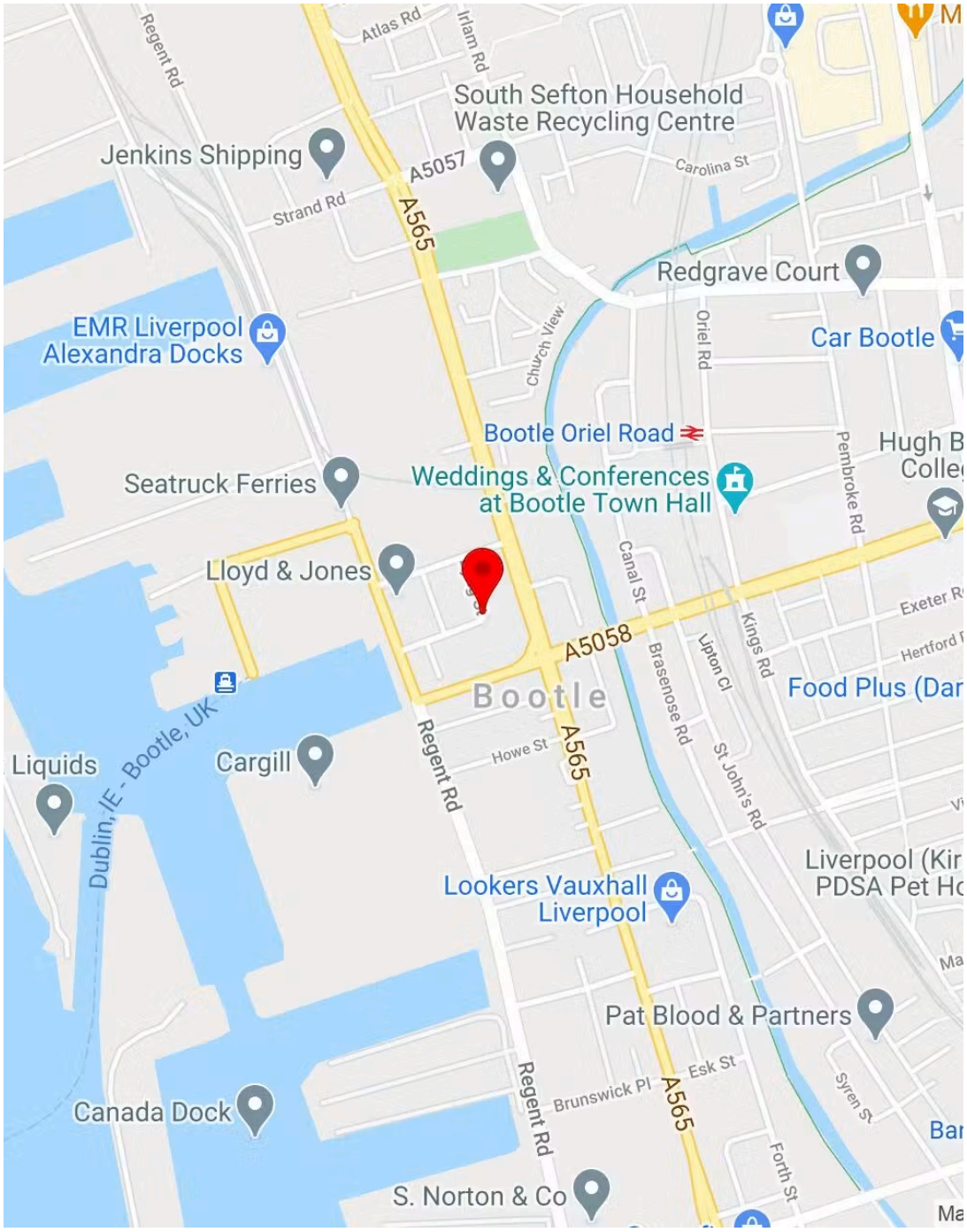
Millers Bridge Industrial Estate is a well-established industrial complex comprising 39 self-contained units ranging from approximately 600 sq. ft to 2,500 sq. ft. The estate offers flexible accommodation suitable for light industrial, storage, and workshop use. Each unit is equipped with roller shutter door access, parking/loading facilities, and, in most cases, kitchen and WC amenities. The estate benefits from out-of-hours monitored CCTV, a perimeter fence, and gates, ensuring a secure environment for businesses to thrive.





LOCATION

Situated on the corner of Millers Bridge and Derby Road, the estate is located approximately 3 miles north of Liverpool city centre. The estate's strategic position provides excellent connectivity, with Millers Bridge leading into the A5080 Balliol Road, forming part of the city's inner ring road. This connects directly with the A580 East Lancashire Road and the M62 motorway, facilitating easy access to regional and national transport networks.



Millers Bridge Industrial Estate





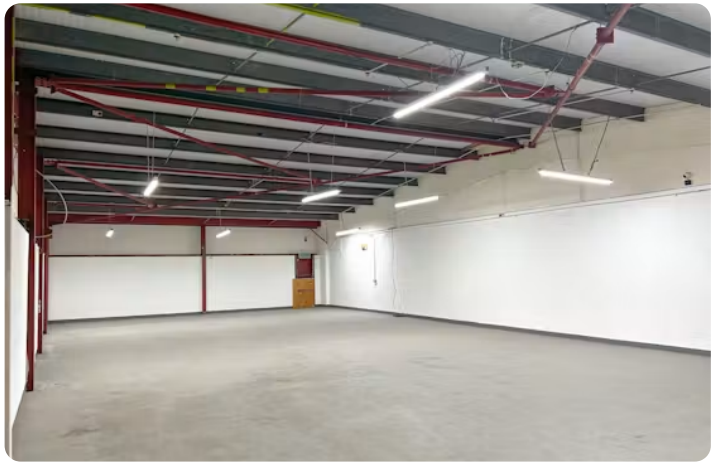




Millers Bridge Industrial Estate






AVAILABILITY

DESCRIPTION	SQ FT	RENT	SERVICE CHARGE
Unit 25	762	£826 /month	£64 /month
Unit 10	598	£648 /month	£50 /month
Unit 28	796	£863 /month	£67 /month

RATES

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

VAT

All figures quoted are exclusive of VAT.

LEASE TERMS

New Lease

SERVICE CHARGE

£1 per sq ft Building insurance charged at an additional 30p PSF

EPC

D (99)

AVAILABILITY

Available Immediately

TO ARRANGE A VIEWING, PLEASE CONTACT



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