

2700 SQFT INDUSTRIAL UNIT – BOOTLE



£25,000 PER ANNUM

- 2700 sqft Industrial Unit
- 19 ft ceiling height
- Parking to front and 3 Phase electric
- Front electric 17ft roller shutter vehicular access
- Secure gated fob access and 24 hour access
- Excellent location just 5 minutes from Liverpool city centre
- Next door to Bootle Oriel Road train station





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Unit 1
The Bridgewater Complex
36 Canal Street
Bootle, L20 8AH

Property Ref: UNIT 1 BOOTLE

Description:

Part of a immaculately maintained business park boasting many modern industrialist units and a serviced office complex, Unit 1 is in a prime position upon immediate entrance of the site.

Sited in a well proportioned 52 ft x 5ft with office space, toilets and kitchen area, there is 19ft 8 ceiling height and both pedestrian access and a 17ft high roller shutter offering vehicular access.

To the immediate front is parking, but the parking onsite is ample and un-allocated.

Set very close to Liverpool City Centre and within a brief walk to Bootle Oriel Road train station, its also set minutes from both Merseyside tunnels and the M62 Motorway network offering easy access to the North West gateway, The Bridgewater Complex is ideally suited for a vast number of different business from start ups to multi-nationals.

Important Information:

Unit Measurements:	2700 sqft (approx)
Annual Rental	£25,000 per annum
Deposit	£4200
Service Charge	Included within the rent
Building Insurance	Included within the rent
Electric	Own Meter
Gas	Own Meter
Water	Own Meter
VAT	At the prevailing rate (currently 20%)
Lease Type	FR&I
Lease Term	By Negotiation
Rent Payable	Quarterly in advance
Available	June 2018
Business Rates	Rateable Value of £13,250. Qualifies for small business rates relief

Layout

- To follow

Location:

