

TO LET

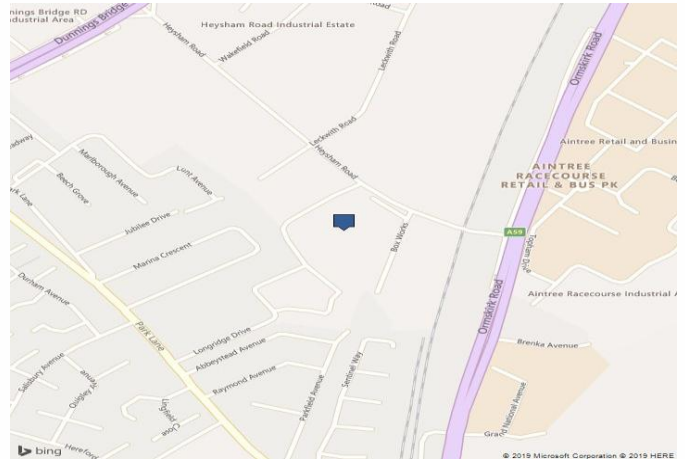


Annexe Unit 22, Box Works, Heysham Road, Bootle, L30 6UR

Workshop/Storage Unit
890 Sq Ft (82.68 Sq M)

- Close to M57/M58 Motorway Junction
- Min. Eaves Height of 5.6m
- Established Industrial Location
- Large Shared Customer Car Park





Location

The property is located within an established industrial estate on the southern side of Heysham Road in Bootle, Merseyside. Heysham Road runs just off Ormskirk Road (A59) which provides easy access to both the M57 and M58 motorways. Liverpool City Centre is approximately 6 miles to the south. Aintree Railway Station and Aintree Racecourse are approximately 0.5 miles to the south west.

Description

The Box Works Industrial Estate offers a number of self-contained ground floor workshop annexe units with a min. eaves height of 5.6m. Each annexe unit provides an open plan workshop space with WC and kitchenette provisions to the side or rear of the unit. Access is via loading bay behind a secure electric roller shutter along with a separate personnel door, north to the front of each unit.

There is a single dedicated car parking space to the front of each unit with additional car parking provided in the shared car park located externally to the side of the Box works.

Mains services to the unit include single phase electric, water and drainage.

Accommodation

Measured in accordance with RICS Property Measurement (2nd Edition) to provide the following approx. Gross Internal Area:

Workshop/Storage Unit 890 sq ft / 82.72 sq m

Asking Rent

Available by way of a new internally repairing and

insuring lease at an initial rental of £4,895 per annum plus VAT.

Service Charge

A Service Charge of £244.91 per annum plus VAT is payable in addition. Reviewed annually.

Property Insurance

Property Insurance of £21.60 per annum plus VAT is payable in addition. Reviewed annually.

EPC

D (82). A copy of the EPC is available on request.

VAT

VAT is applicable on the property.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah

Agent: Robyn Egan

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E: robynegan@roger-hannah.co.uk

Date of Preparation

11 November 2019