

# BOOTLE, LIVERPOOL – L30 1NY

Unit 15 Vesty Business Park, Bridle Road

TO LET - 7,725 SQ FT (718 SQ M)



- **HIGH QUALITY WAREHOUSE INCORPORATING OFFICES**
- **ENCLOSED YARD**
- **MINIMUM EAVES HEIGHT 7.1M APPROX**
- **CLOSE TO SWITCH ISLAND M57/M59/A59**

#### **LOCATION**

The property is situated within Vesty Business Park a high quality business location situated approximately 3 miles north of Liverpool city centre.

Access from Bridle Road which runs between the A5038 Netherton Way and Park Lane both of which link to the A5036 Dunningsbridge Road and Switch Island (the intersection of the A5036), M57/M58 and A59, which is approximately 1.5 miles away.

The location is also well served by public transport and Aintree Railway Station is a short distance away.

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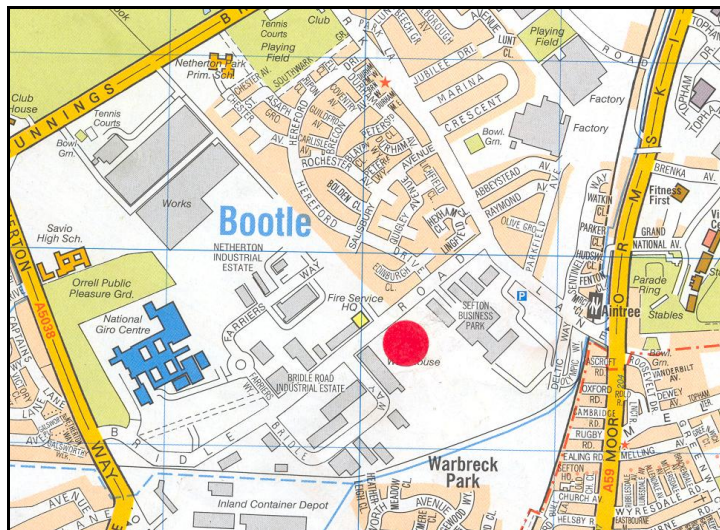
property consultants

**0151 242 3000**

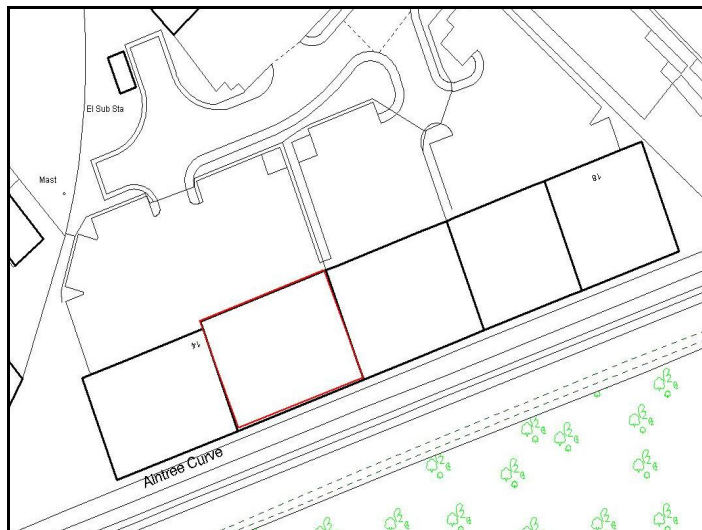
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## Unit 15 Vesty Business Park, Bridle Road



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### DESCRIPTION

Constructed approximately 3 years ago, the property comprises of a mid-terraced warehouse/workshop unit incorporating offices and having a substantial yard.

The unit has a minimum eaves height of 7.1m approx, with vehicular access provided via an electrically operated "up and over" door leading to the concrete surfaced yard area.

The offices are fitted out to a high standard being carpeted throughout and having perimeter trunking and suspended ceilings incorporating recessed lighting. They have been built to a standard which allows for ease of construction of additional first floor level offices immediately above as and when required.

### SERVICES

All main services connected to the property including a 3 Phase power supply. The office areas are heated via a domestic gas fired central heating system and incorporate male/female and disabled toilets.

### ACCOMMODATION

From measurements taken on site, we calculate the property comprises the following gross internal areas:-

ACCOMMODATION	IMPERIAL	METRIC
Ground Floor Offices	1,101 sq ft	102 sq m
Warehouse/Workshop Area	6,624 sq ft	615 sq m
TOTAL	7,725 sq ft	717 sq m

### TERMS

The premises are available to let by way of a new lease on terms to be agreed at a commencing annual rental of £34,950 per annum exclusive.

### VAT

All prices are quoted exclusive and may be liable for VAT.

### RATES

From information provided by the Valuation Office, we understand that the premises are currently assessed for rates as follows:-

Rateable Value	£40,750
Rates Payable for 2011/2012	£17,644.75

*Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority.*

### ESTATES CHARGE

The incoming occupier will be responsible for the payment for an Estates Charge which covers the maintenance and up-keep of the common areas.

### EPC

An EPC has been commissioned and is available upon request from Mason Owens' Liverpool office.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

### VIEWING

Strictly by appointment with the sole letting agents.

Contact: Mark Coulthurst/ Paul Thorne  
Tel: 0151 242 3123/ 0151 242 3152  
Email: [mark.coulthurst@masonowen.com](mailto:mark.coulthurst@masonowen.com)  
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### SUBJECT TO CONTRACT

Produced August 2011

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