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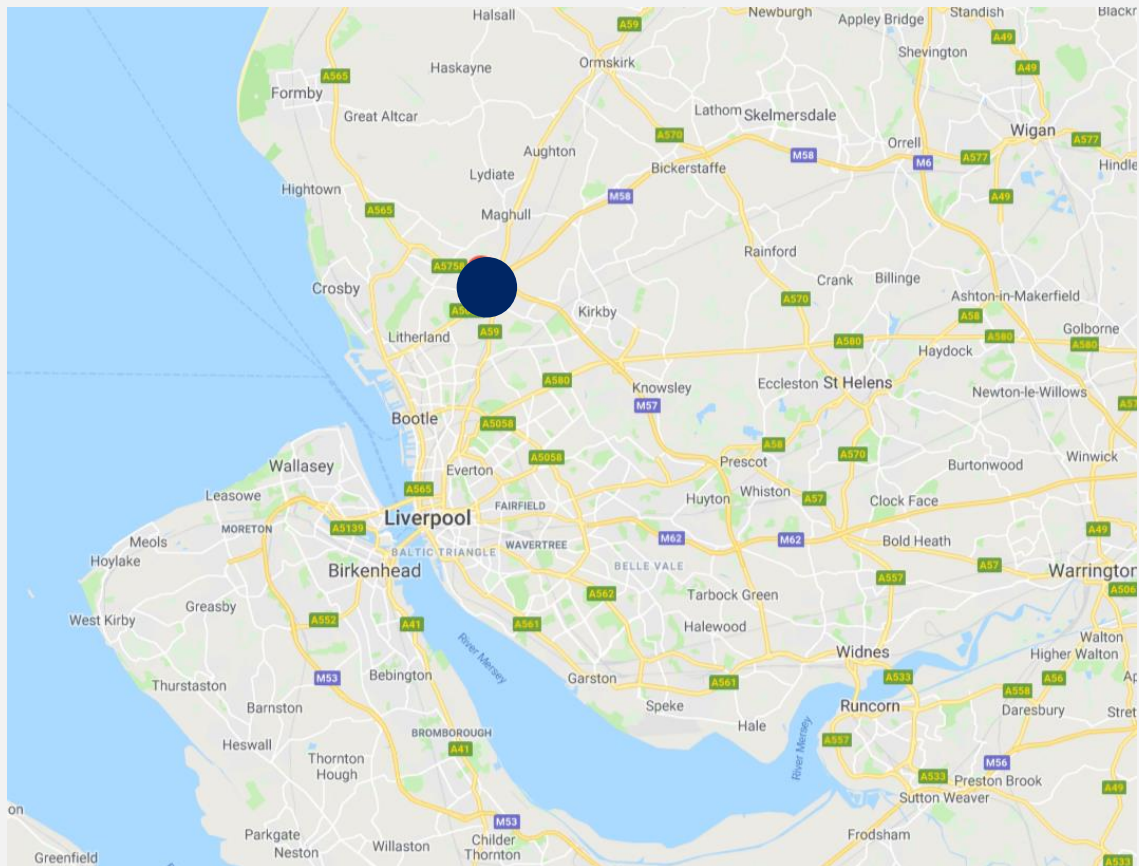
**For Sale**  
**5,848 Sq M (62,947 Sq Ft) Warehouse and Offices**  
**On a Site of 0.93 Ha (2.3 Acres)**

**May Suit Redevelopment (STPP)**



**Dunnings Bridge Road, Bootle, L30 6XT**

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## Executive Summary

- Prominent location on Dunnings Bridge Road
- Potential redevelopment site subject to planning permission

## Description

The building is an extended 1940's/50's warehouse and office building providing 5,848 sq m (62,947 sq ft) of accommodation together with yard and parking benefitting from several vehicular access points from both Dunnings Bridge Road, and also the adjoining Heysham Road.

The property provides mainly warehouse accommodation which has been extended and re-clad over the years with brick elevations beneath a pitched truss roof together with first floor offices and has most recently been used as a training centre for engineering and other vocational courses.

## Site Area

0.93 Hectares (2.3 Acres). Full site plans are available upon request.

## Location

Well located on a highly prominent corner site adjoining Dunning Bridge Road (A5036) at the junction of Heysham Road in Bootle. The site is located approximately 1 mile from the M57/M58 Switch Island Junction which in turn provides easy access to the North West and national motorway networks.

The site has excellent connectivity with Liverpool Port located 3.5 miles to the south west with Aintree and Old Road Train Station circa 5 minutes away.

Opposite the site is McDonalds and the Switch Island Shopping Park which includes occupiers such as Dunelm Mill, Matalan, Odeon Cinemas and B&M Home Bargains.





### EPC

The property has an EPC rating of C(67) a full copy of which is available upon request.

### Tenure

We understand that the site is held Freehold under Title Number MS236171.

### Planning

The site is allocated within the Sefton Council Local Plan as an Employment Area.

The site is located opposite the location for the Mersey Reach Urban Logistics Development which has planning consent for a petrol filling station and a drive thru Starbucks, together with warehousing and industrial units with ancillary trade counter.

### Guide Price

Offers are invited for the Freehold Interest.  
VAT may be applicable at the prevailing rate.





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**July 2019**



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