



TO LET/MAY SELL

75-77 Strand Road, Liverpool,
L20 4BB

- New Build Modern Industrial and Office Units
- Built To A High Specification
- On Site Car Parking Provision
- Well Established Industrial Location
- Total Approx. Area:
 - Industrial Unit 1,358 sq.ft. (GIA)
 - Office Provision 1,159 sq.ft. (NIA)

TO LET

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Location

The subject properties front on to Strand Road (A5057), a short distance to the west of extensive and busy office and retail core of Bootle Town Centre, and a short distance to the East of Derby Road (A565), which is the main arterial route leading south towards Liverpool City Centre, approximately 3 miles. The immediate surrounding area comprises a mixture of residential and commercial properties, including office and industrial accommodation, with an extensive car parking provision belonging to a large ASDA superstore immediately to the rear of the subject premises.

The Property

The subject premises has recently been built, with construction to a high specification, comprising 5 industrial units on the ground floor, benefiting from concrete flooring throughout, fluorescent strip lighting, WC and kitchenette provision, with access via an electric roller shutter. In addition, there are 5 self-contained office units above each of the industrial units, benefiting from an open-plan layout, with kitchenette and WC facilities, small office provision/store room, with carpet tile flooring throughout, UPVC double-glazing, fluorescent strip lighting, and semi-translucent roof panels. Externally, each premises will comprise one car parking space, benefiting from a tarmaced surface.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Unit 1

Ground Floor Industrial Unit

Gross Internal Area: 126.2 sq.m. (1,358 sq.ft.)

First Floor Office Provision

Net Internal Area: 107.6 sq.m. (1,159 sq.ft.)

Unit 2

Ground Floor Industrial Unit

Gross Internal Area: 126.2 sq.m. (1,358 sq.ft.)

First Floor Office Provision

Net Internal Area: 107.6 sq.m. (1,159 sq.ft.)

Unit 3

Ground Floor Industrial Unit

Gross Internal Area: 126.2 sq.m. (1,358 sq.ft.)

First Floor Office Provision

Net Internal Area: 107.6 sq.m. (1,159 sq.ft.)

Unit 4

Ground Floor Industrial Unit

Gross Internal Area: 126.2 sq.m. (1,358 sq.ft.)

First Floor Office Provision

Net Internal Area: 107.6 sq.m. (1,159 sq.ft.)

Unit 5

Ground Floor Industrial Unit

Gross Internal Area: 126.2 sq.m. (1,358 sq.ft.)

First Floor Office Provision

Net Internal Area: 107.6 sq.m. (1,159 sq.ft.)

Additional Information

An estate charge will be payable. Further information available upon request.

Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease for a term to be agreed, or alternatively by way of a new long lease for a term of 250 years at a peppercorn ground rent.

EPC

Full report available upon request.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£17,500 per annum.

Price

Price on Application.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)