

# TO LET

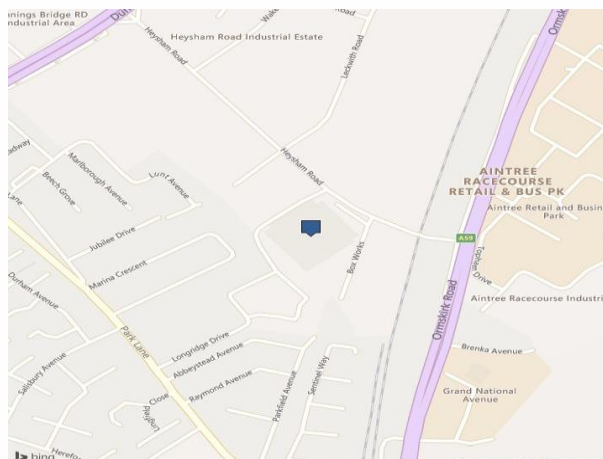


Annexe Unit 21, The Box Works, Heysham Road, Bootle, Merseyside, L30 6UR

**Workshop/Storage Unit**  
**877 Sq Ft (81.47 Sq M)**

- Close to the M57/M58 Motorway Junction
- Minimum Eaves Height 5.5 m
- Established Industrial Location
- Large Shared Customer Car Park





## Location

The property is located on the southern side of Heysham Road in Bootle. 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

Box works Industrial Estate offers a number of self-contained ground floor workshop annexe units. Internally each annexe unit provides an open plan workshop space with WC and kitchenette provisions to the side or rear of each unit.

The units have an eaves height of circa. 5.5 m. Each unit benefits from a single dedicated car parking space to the front with an additional car parking space 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 the RICS Property Measurement (2nd Edition) to provide the following approximate Gross Internal Area:

Workshop/Storage Unit      877 Sq Ft / 81.5 Sq M

## Asking Rent

Available by way of a new internally repairing and insuring lease at an initial rental of £4,850 per annum plus VAT.

## Service Charge

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

## Property Insurance

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

## Business Rates

RV: £3,350

2019/2020 Rates Multiplier: 0.491

Rates Payable: £1,644.85

## EPC

E (107). 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: Robert Gann

T: 0161 817 3393

E: robertgann@roger-hannah.co.uk

## Date of Preparation

17 October 2019