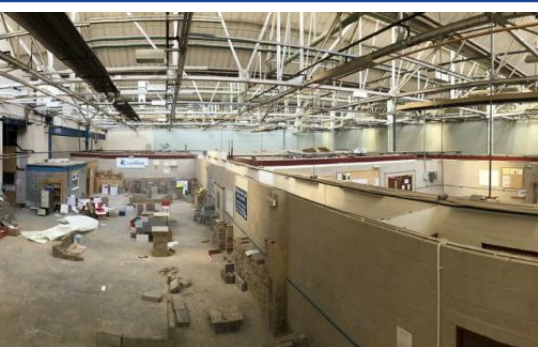


TO LET



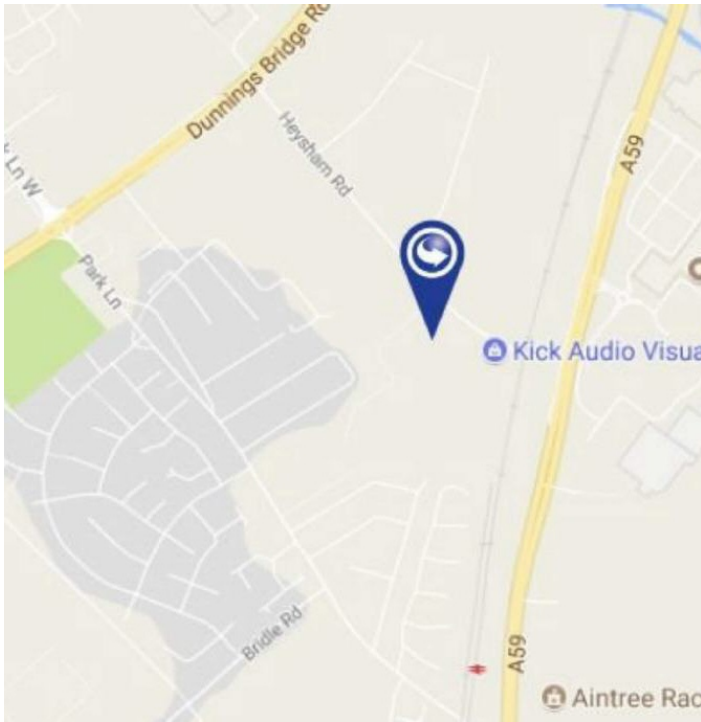
BOX 1, THE BOX WORKS, HEYSHAM ROAD, BOOTLE, MERSEYSIDE, LIVERPOOL, L30 6UA



Large Industrial Unit 15,373 sq ft/1,428.2 sq m



- **Located on an Established Industrial Estate**
- **Access to Both M57 & M58 Motorways**
- **Benefits From Large Open Plan Warehouse Space**



Location

The property is located on the southern side of Heysham Road in Aintree, 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 six miles to the South. Aintree Railway Station and Aintree Race Course are approximately half a mile to the south.

Description

The property briefly comprises a large warehouse with ancillary office accommodation to the front. The warehouse is of steel portal frame construction with corrugated steel clad brick and blockwork elevations under a steel truss roof with a minimum eaves height of 5.6 m. The front office is constructed of brick and blockwork elevations under a flat mineral felt roof. Internal warehouse specifications include sodium box lighting, gas fired radiant heaters, CCTV and a concrete floor. Please note that the warehouse unit is currently divided into a number of workshop spaces which are split by non-structural blockwork walls of approximately 9 feet. The office accommodation includes a suspended tile ceiling with inlay lighting, perimeter electric trunking, gas fired central heating, alarm system and a wood laminate flooring. Externally there is a shared car park to the front with two dedicated small yards to the sides of the property. Mains services include gas, three phase electric, water and drainage.



Accommodation

The property has been measured in accordance with the RICS Property Measurement (2nd Edition) to provide the following Gross Internal Areas:

Warehouse Space 14,211 sq. Ft. /1,320.42 sq.m

Office 1,162 sq. Ft./107.96 sq.m

Total GIA 15,373 sq. Ft./1,428.2 sq.m

Rental Price

The property is available for a term of years to be agreed on a new fully repairing and insuring basis at an asking rental of £38,500 p.a plus VAT.

EPC

D (81). A copy of the EPC is available on request.

VAT

VAT is applicable on this property.

Business Rates

2017 RV: £40,750

2018/19 Rates Multiplier: 48.3p

Rates Payable: £19,682.25

Viewing & Further Information

Please contact Roger Hannah & Co the Sole Agents:

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Email: robertgann@roger-hannah.co.uk

Date of Preparation

26/10/2018