



FOR SALE / To Let

**Modern Office & Industrial
Accommodation with Yard**

Ferazzi House, Bridle Way, Bootle, Liverpool L30 4UA

- Established Industrial Area
- Excellent Transport Connections
- Direct Access to Switch Island and City Centre

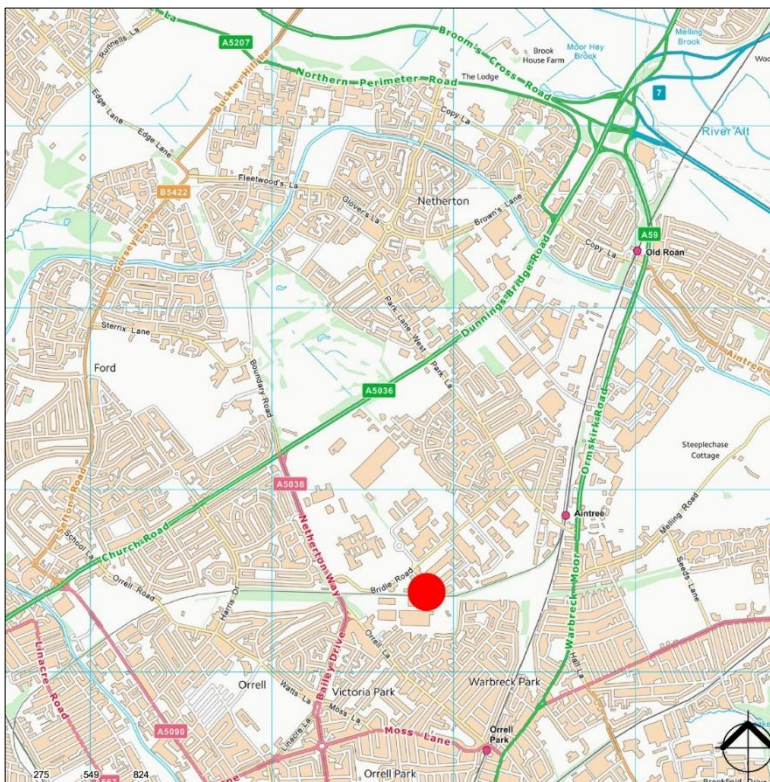


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owen...**

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Location

The site is located on Bridle Way within Bootle directly accessed via Bridle Road, in the heart of the industrial park.

The premises is well connected being just 2.5 miles from Switch Island the main junction accessing the M57 & M58 to Manchester and wider motorway networks.

Bootle is widely regarded as the hub of business for North Liverpool, with a number of well established companies using the well-connected town for their company HQ's.

The site benefits from excellent local amenities with Aintree Retail Park just 1.5 miles from the premises, including such occupiers as Boots, Asda, Costa Coffee and McDonald's.

Local Public Transport connections include Aintree Train Station (1 mile) connecting to North & South Liverpool, City Centre and The Wirral. There are also numerous bus stops along Bridle Road.

Description

The site comprises of four separate buildings with one temporary structure which are arranged around a fully enclosed site which is surfaced in a mixture of concrete hard standing and tarmac.

Unit 2 (main warehouse) is of steel portal frame construction, brick elevations, external plastic coated steel profile cladding, asbestos roof incorporating 15% roof lights and benefits from loading capabilities via two electric roller shutters doors.

Unit 2 (chemical store) is of breeze block construction with external plastic coated profile steel cladding, metal roof and accessed via one swing pedestrian door.

Unit 3 (office) comprises of brick/breezeblock construction with a metal sheet roof, double glazed UPVC windows and incorporating three separate offices with male and female toilet facilities.

Unit 4 (main office) is of steel portal frame construction, insulated plastic coated cladded roof incorporating 15% roof lights. The premises is well decorated with marble flooring and generous office accommodation on both ground and mezzanine level.

Areas

TOTAL Permanent Structures: 7,218 Sq.Ft. (670.6 m2)
TOTAL Site Area: 0.471 Acres (0.191 hectares)

	<u>SQ.FT.</u>	<u>SQ. M.</u>
<u>Unit 1 (Main Warehouse)</u>	4,124	383.1
<u>Mezzanine</u>	163	15.1
<u>TOTAL</u>	4,286	398.2

	<u>SQ.FT.</u>	<u>SQ. M.</u>
<u>Unit 2 (Chemical Store)</u>	497	46.2

	<u>SQ.FT.</u>	<u>SQ. M.</u>
<u>Unit 3 (Office)</u>	640	59.5

	<u>SQ.FT.</u>	<u>SQ. M.</u>
<u>Unit 4 (Main Offices)</u>		
<u>Ground</u>	1,086	100.9
<u>Mezzanine Level</u>	708	65.8
<u>TOTAL</u>	1,794	166.7

	<u>SQ.FT.</u>	<u>SQ. M.</u>
<u>Unit 5 (Nissan Hut – Temporary Structure)</u>	1,223	113.6

Tenure

Freehold.

Alternatively, the property is available to let on the basis of a new full repairing and insuring lease on terms to be agreed.

Asking Price

Offers in the region of £530,000 for the whole of the freehold premises.

Rental

£40,000 per annum exclusive.

Rates

Rateable Value: £19,500

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal costs

Each party to be responsible for their own legal costs incurred.

VAT

It is understood that the premises are not elected for VAT and therefore it will not be payable on any agreed sale or lease.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agents:

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