

TO LET

Highly Attractive Modern Second Floor
Office Suite Available

Fully Inclusive Rent, Service Charge,
Rates, Power Supply, On Site Car
Parking, Heating/Cooling, Furnished.

Flexible Lease Term From 12 Months

654 sq. ft. (59.92 sq. m)

**OFFICE 201
THE BRIDGEWATER COMPLEX
CANAL STREET
BOOTLE
L20 8AH**





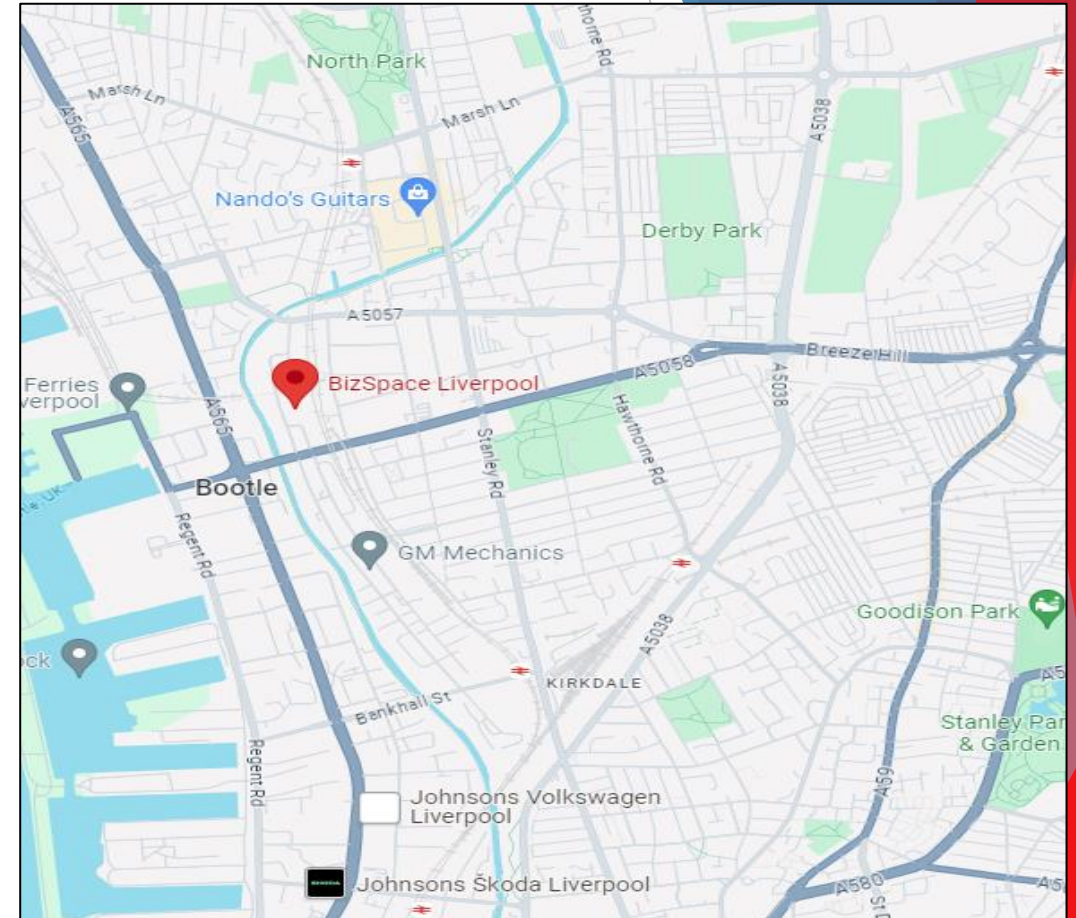
LOCATION

The Bridgewater Complex, situated on Canal Street offers a prime location for businesses seeking a professional office environment. This second-floor office suite is part of a well-established business hub that caters to a diverse range of industries.

The complex is surrounded by an array of local amenities, enhancing the convenience for businesses operating within the area. The Strand Shopping Centre, positioned 0.5 miles away, provides a variety of retail outlets and dining options. Additionally, there are numerous cafes and restaurants, including popular chains and local establishments in the vicinity.

The location benefits from excellent transport links, ensuring easy access for both employees and clients. The complex is positioned approximately 3 miles from Liverpool city centre, while Bootle Oriel Road and Bootle New Strand railway stations are also within close proximity, providing frequent services to Liverpool Central and the surrounding areas. Additionally, the complex is conveniently located near the M57 and M58 motorways, ensuring connectivity to wider regions.

The Bridgewater Complex provides a collaborative business community, with a strategic location. This combination creates a professional environment, making it ideal for businesses seeking a prime office space in the Bootle area.



DESCRIPTION / SPECIFICATION

Office Suite 201 at the Bridgewater Complex offers a premium workspace on the second floor, designed to cater to the needs of businesses seeking a well-connected, professional environment. The suite currently features two private meeting rooms and a main office area, while still offering ample space to accommodate various office configurations, from open-plan layouts to more segmented workstations.

Key features and specifications include:

- Secure entry systems and 24/7 building access.
- UPVC double glazing.
- Gas central heating.
- Raised access flooring
- Air conditioning.
- Lift access.
- Professional reception service to greet clients and visitors.
- Access to shared facilities including kitchenettes, W/Cs and breakout areas.
- Abundant on-site car parking.
- Free Meeting Room

This space offers a functional, convenient, and professional setting for all business operations.



LEASE TERMS

Flexible leases are available from 12 months. Further details on request.

RENTAL

Available upon request.

SERVICE CHARGE

A service charge will be levied to cover the costs of landlord's usual services. Further details upon request.

VAT

This property is opted for tax and therefore VAT is levied on the rental element of any letting.

EPC

Available upon request.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs, stamp duty and any other consents thereon.



CONTACT/VIEWING

For viewing and further information please contact Sam Pearce or Brian Ricketts of Hitchcock Wright & Partners.

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Details prepared August 2024