

TO LET

LIGHT INDUSTRIAL UNITS
FLEXIBLE LEASES
COMPETITIVE OUTGOINGS

£9,100 Per Annum



3 Bridle Way, Bootle, Merseyside L30 4UJ

LOCATION

The property lies in an established industrial and office location on Bridle Way to the south of the A5036, with the A5038 to the West and the A59 to the east. Bridle Way is located off Bridle Road, which links the A5038 Netherton Way with Park Lane, which joins the A59 Ormskirk Road. The property is located approximately five miles to the north of Liverpool City Centre and approximately two miles to the south of the M57 and M58 motorways at Switch Island. Aintree Merseyrail Station on the Liverpool to Ormskirk line and Aintree Racecourse Retail and Business Park are both located in close proximity to the property.

DESCRIPTION

The property comprises a terrace of four light industrial units benefitting from roller shutter loading doors, W.C.s, a kitchen, a three-phase power supply and a pitched metal deck roof.

There is a shared service yard and ample parking available.

TENURE

The subject units are available to let for a term of years to be agreed.

AVAILABILITY

Unit	Size (sq. ft.)	Size (sq.m.)	Rent (Per Annum)	Availability
2	935	86.8	£9,100	Available
4	935	86.8	£9,100	Available

EPC RATING

Available upon request.

BUSINESS RATES

Occupiers will be responsible for the payment of Business Rates if applicable.

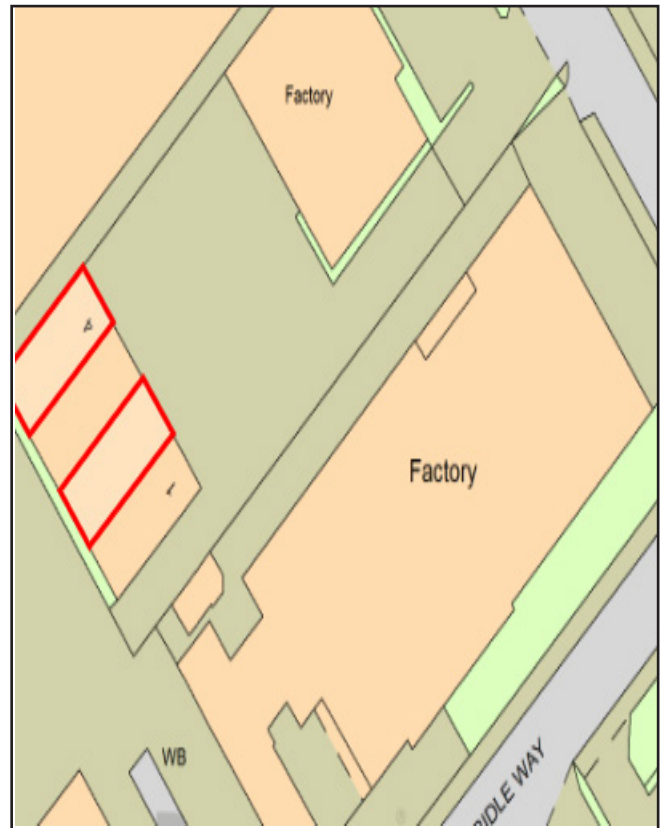
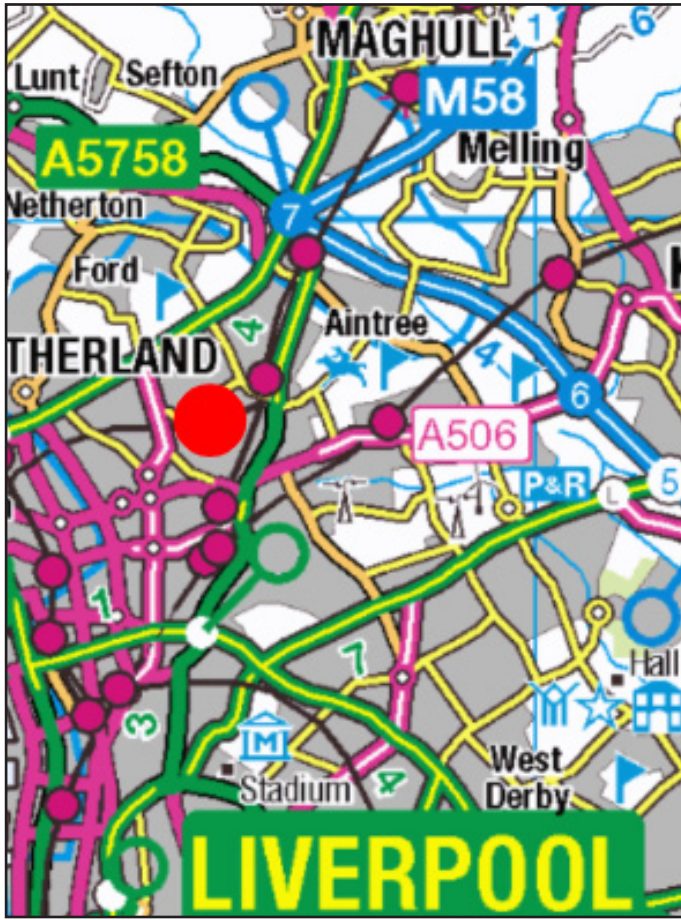
SERVICE CHARGE

A nominal service charge will be applied to each of the units to cover the cost of managing the estate.

VAT

All figures are quoted exclusive of but may be subject to VAT.

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LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

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.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details prepared April 2024

