

44

CANAL STREET
BOOTLE
LIVERPOOL
L20 8QU

B8

0151 675 5000

www.b8re.com

TO LET



9070 SQ FT (842.63 SQ M) DETACHED INDUSTRIAL UNIT

LOCATION

The property is located in Bootle situated approximately 4 miles from Liverpool City Centre.

Situated within an established commercial area within a short distance of Derby Road the main arterial vehicle route providing connections between North Liverpool and Liverpool City Centre.

Canal Street sits within a predominantly industrial area with

DESCRIPTION

The unit benefits from the following specification:-

- Steel portal frame construction
- Brick built elevations
- Asbestos Roof
- 4no. level loading doors
- 7m eaves height (To underside of haunch)
- 3 phase electricity
- Two storey office accommodation
- Secure yard areas

ACCOMMODATION

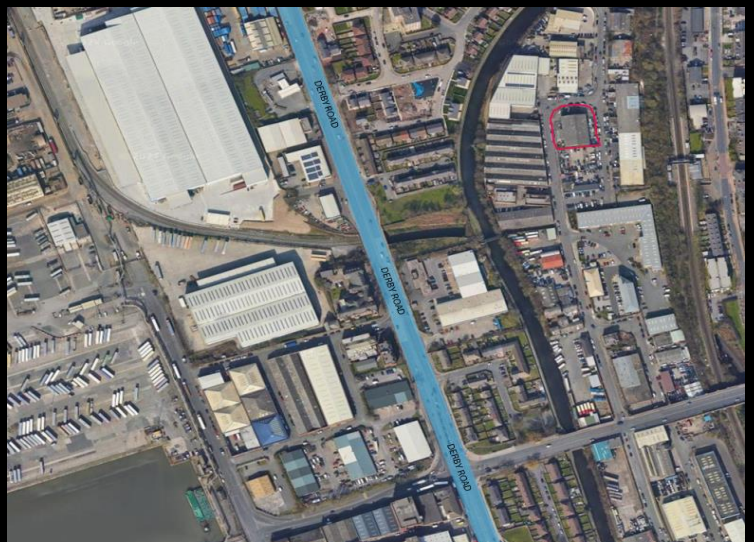
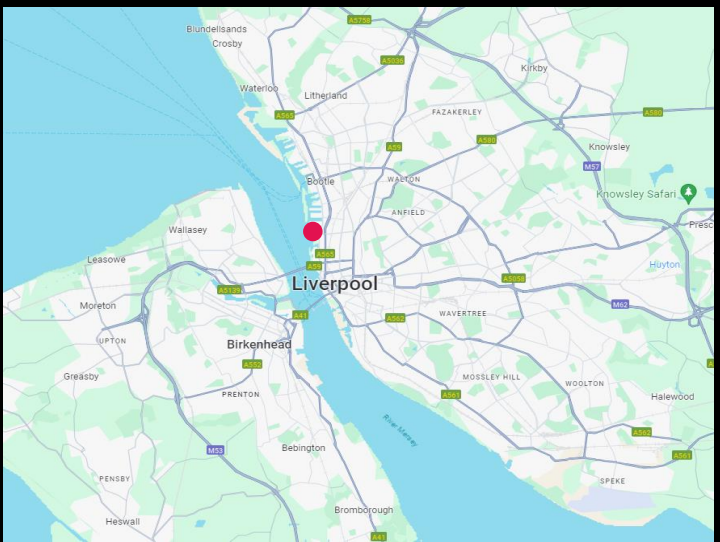
We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6th Edition:-

DESCRIPTION	SQ FT	SQ M
TOTAL	9070	842.63





 **L20 8QU**



TERMS

New Full Repairing and Insuring lease

TENURE

Leasehold

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:-

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