



# PACIFIC ROAD

LIVERPOOL DOCKLANDS  
BOOTLE, L20 4DN

**TO LET**  
**UNIT 10 BAYS 3&4**  
FROM 6,786 - 17,325 SQ FT

- TERRACE OF UNITS
- CAN BE LET AS A WHOLE, IN COMBINATION OR INDIVIDUALLY
- NEW FRI LEASE



ENTER

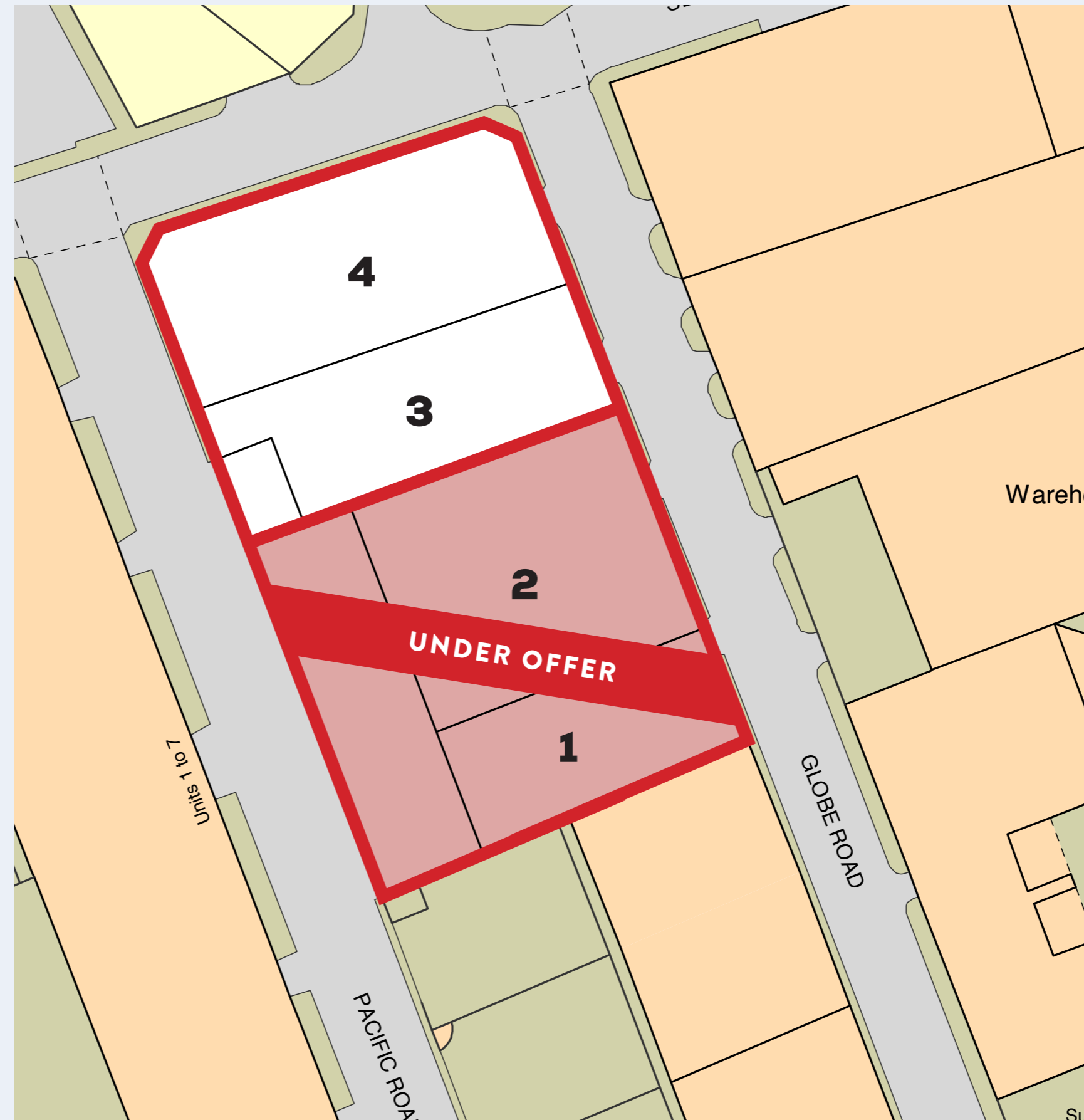
## ACCOMMODATION

The units form part of a wide terrace of warehouse/production units. They can be let as a whole or taken individually.

Bays 1 and 2 are of steel truss construction with a minimum internal working height of 7m. Both have recently been refurbished to include a new roof and are serviced by a single loading door leading to an enclosed and covered, external loading apron. Each benefits from a small office and w/c facilities.

Bays 3 and 4 are currently combined but can be split if required. They have eaves height of 7-8m, office and w/c facilities and both have single loading door with Bay 3 benefiting from a covered, external loading apron.

	Sq M	Sq Ft
Bay 4	979.07	10,539
Bay 3	630.42	6,786
Bay 2 - UNDER OFFER	524.61	5,647
Bay 1 - UNDER OFFER	408.48	4,397
<b>Total</b>	<b>2,542.58</b>	<b>27,369</b>



## LOCATION

Pacific Rd is strategically located to the north of Liverpool City Centre and 1.2 miles (4 minutes drive) from the Port of Liverpool. Pacific Road is accessed from Rimrose Rd (A565) via Atlas Rd or from Queens Drive via Breeze Hill (A5057) and Irlam Rd.

Bootle Oriel Road and Bootle New Strand Metro Stations are both within 10 minutes walk.




SAT NAV: **L20 4DN**





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## TERMS

The units are offered for sale or lease and can be taken individually or in combination.

## VAT

Payable at the prevailing rate.

## FURTHER INFORMATION

Please contact the joint agents:



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## RATEABLE VALUE

We understand the units have the following RV's. Interested parties are advised to verify these with the local authority, Sefton.

**Bay 1:** £ 11,500 nb qualifying companies may benefit from 100% rate relief

**Bay 2:** £ 15,250

**Bays 3 & 4:** £34,000



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