

TO LET

Bootle

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Starter Unit

Unit 52

Farriers Way, Bootle, Merseyside L30 4XL

- Modern Production/warehouses
- Full height surface loading door
- 3 phase electrics
- Part of wider multi let estate

996 sq ft (92.53 sq m)

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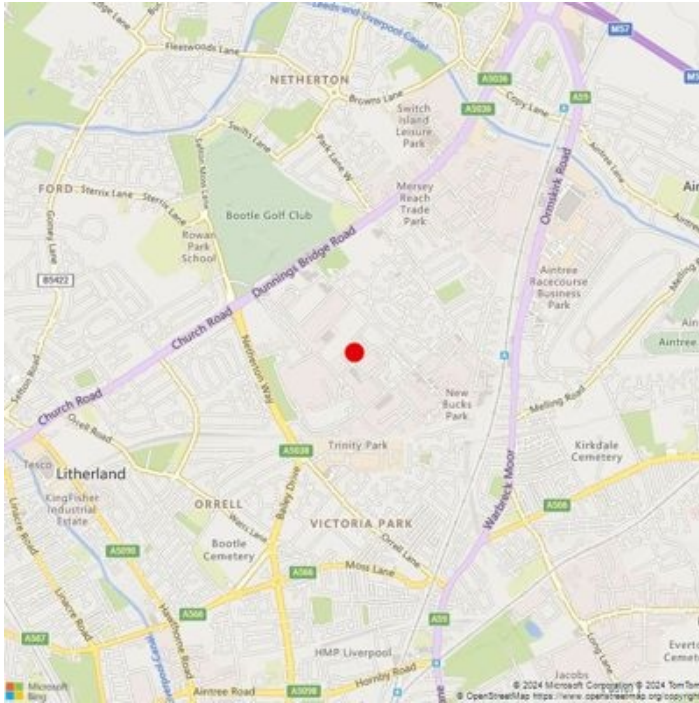
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Unit 52

Farriers Way, Bootle, Merseyside L30 4XL



Location The unit forms part of a wider multi let estate in Bootle situated on Farriers Way, part of an established commercial area that is accessed via Netherton Way (A5038) or Ormskirk Road (A59).

The Estate is strategically located in an established industrial area 2 miles from the M57/M58 motorway interchange, 3 miles from the Port of Liverpool (recently received Freeport status) and just off an arterial route into Liverpool City Centre for last mile logistics.

Description The units form part of a wider terrace within a multi let industrial estate.

They are of modern steel portal frame construction with min eaves height of 3.2 m and provides production/warehouse space, 15m x 6 m

The unit are lit by a combination of roof lights and LED's and each is serviced by a level loading door leading to an external loading apron incorporating parking.

Energy Performance Certificate

EPC Rating A

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

Total	996	92.53
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Terms Unit is offered to lease on flexible terms to be agreed at an annual rental of £ 13,000 per annum exclusive.

Annual Service charge estimate - £608

Annual Building Insurance estimate - £180 per annum

Rent £13,000 Per Annum

Rateable Value The combined units have an RV of £10,250 effective 1 April 2023.

In this way tenants may benefit from 100% rate relief.

VAT VAT will be payable at the prevailing rate.

Legal Costs Each party to responsible for their own costs in relation to any transaction.

Anti Money Laundering (AML)

To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

Please contact me should you require any further information.

Further Information

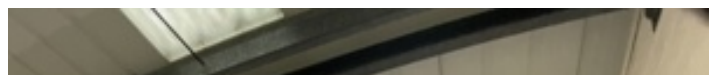
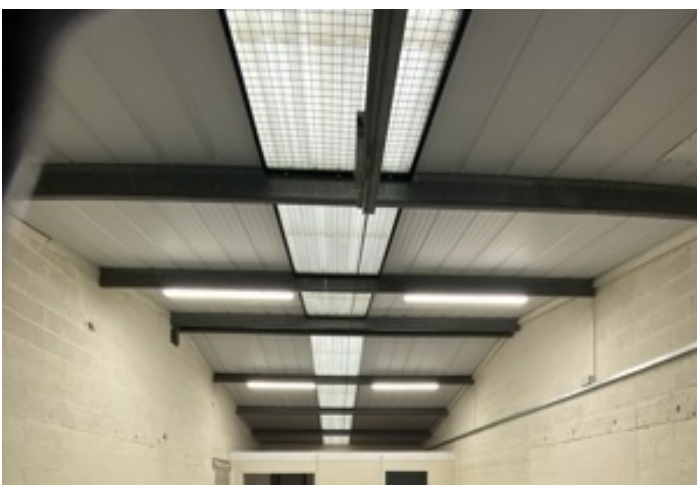
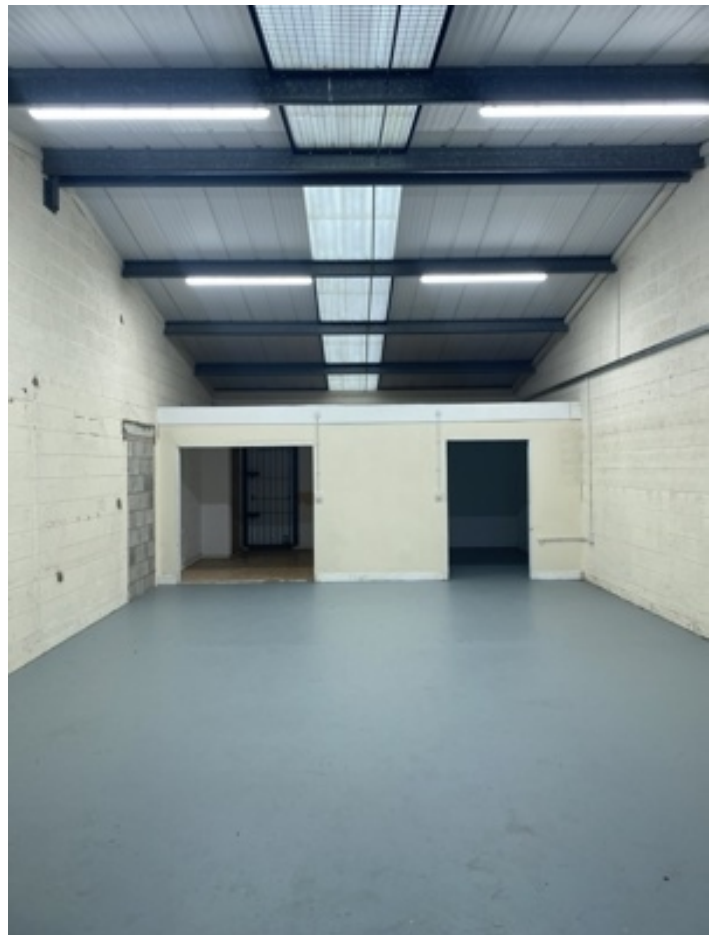
Please contact the sole agents, LM6:
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