



£123

16-18 Forth Street, Bootle, Liverpool, L20 8JT

16-18 Forth Street, Bootle, Liverpool, L20 8JT

Nestled on Forth Street in Bootle, Liverpool, this warehouse presents a unique opportunity for those seeking a versatile space in a prime location. With its close proximity to Liverpool City Centre, this property is ideally situated for businesses looking to benefit from easy access to the bustling urban environment.

The warehouse is available on flexible terms, making it an attractive option for a variety of uses. Whether you are looking to expand your operations or start a new venture, this space can be tailored to meet your specific needs. Additionally, the availability of three-phase electricity enhances the functionality of the property, allowing for a range of industrial applications.

Expressions of interest are invited, providing you with the chance to secure a property that offers both convenience and potential. This is an excellent opportunity to establish your business in a thriving area, with the added benefit of being close to the heart of Liverpool. Do not miss out on the chance to explore this promising warehouse space.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

| Energy Efficiency Rating | | Current | Planned |
|---|---|-------------------------|---------|
| Very energy efficient - lower running costs | A | | |
| 181-210 | B | | |
| 155-180 | C | | |
| 129-154 | D | | |
| 103-128 | E | | |
| 77-102 | F | | |
| 51-76 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |