



TO LET/FOR SALE

INDUSTRIAL UNIT

Unit 10, Bay 2, Pacific Road, Bootle, Merseyside L20 4DX

- 5,647 sq.ft. (524.6 sq.m.)
- Excellent Storage & Distribution Facilities
- Covered & Secure Loading / Yard Area
- 7m Eaves

LOCATION

The unit is located in Bootle, a well-established suburb in the north of Liverpool, being just 3 miles from Liverpool City Centre & only 5.5 miles from Switch Island connecting to M57/M58 and other national motorway networks.

The premises benefit from excellent communications being situated directly accessible by the A565 (Rimrose Road), acting as the main arterial route from the city centre to North Liverpool & wider Merseyside/Lancashire.



Description

The premises are of steel portal frame construction with brick/breezeblock walls, covered externally with plastic profile cladding 2/3 height. The unit benefits from an enclosed and covered external loading/yard area, with a single surfaced electric roller shutter loading door.

The unit has a generous eaves height of 7m, and includes portable office accommodation & toilet facilities.

Areas

5,647 sq.ft (524.6 sq.m.)

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£19,764.50

All rents are exclusive of Rates, VAT and all other outgoings.

Freehold

The Freehold interest is available at £60.00 per sq.ft.

Service Charge

None Payable

Insurance

To be confirmed

Rates

Rateable Value £15,250
The multiplier for Rates Payable for 2019/2020 is 49.1%

EPC

E105

VAT

We understand that the premises are registered to VAT and all prices, outgoings and rentals will be subject to VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agents:

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