



TO LET

INDUSTRIAL UNITS

Unit 3, Effingham Street, Bootle, Merseyside L20 8JX

- 8,270 sq.ft. (768.30 sq.m.)
- Available now
- Located off Derby Road
- Well-established industrial area
- 8m eaves height

LOCATION

The unit is located in Bootle, a well-established suburb in the north of Liverpool, being just 2.3 miles from Liverpool City Centre & only 5 miles from Switch Island connecting to M57/M58 and wider national motorway networks.

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



Description

The unit is of brick construction with steel truss roof and forms part of a wider terrace of industrial premises in the Dock Area of North Liverpool. The unit benefits from a single steel sliding loading door directly accessed by Effingham Street. The unit has a generous eaves height of 8m and concrete slab flooring, allowing for extensive racking.

Areas

8,270 sq.ft (768.30 sq.m.)

Terms

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

Rent

£24,810 exclusive of Rates, VAT and all other outgoings.

Service Charge

None Payable

Insurance

To be confirmed

Rates

Rateable Value £13,500
The multiplier for Rates Payable for 2019/2020 is 49.1%

EPC

D93

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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