

Flexible workspace solutions

## BRIDGE ROAD INDUSTRIAL ESTATE, LITHERLAND

### WORKSHOP UNITS TO LET

Sizes range from 495 – 1,001 sq ft subject to availability

#### Location:

The estate is situated approximately one mile north of Bootle Town Centre, at the junction of the A5036 which links Seaforth Container Terminal with the M57 and M58 motorways

#### Description:

A development of single storey workshop units on a popular estate with car parking and circulation space. The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and roller shutter loading doors.



#### Specification:

- Reinforced concrete floor
- Steel portal frame
- Brick and blockwork walls
- Manually operated roller shutter loading doors
- Three phase electricity supply
- Mains gas to the estate
- Forecourt and car parking areas
- Domestic plumbing to toilet area
- Telephone entry duct

#### Tenancy/Lease Terms Include:

- Initial three year term
- Only three months notice required to vacate at anytime during the three year term
- Rent payable monthly in advance, subject to a fixed annual increase
- Rents quoted are to include costs for external and structural repairs and building insurance
- No solicitors required
- Further details on request

#### Other Information:

A rental deposit will be collected by the Landlords. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy admin fee is payable.

**Rates:** For information on Rateable Value or rates payable contact Sefton Borough Council on 0151 934 4387.

**Viewing: Please contact us for an appointment**

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