



L20 8PU

INDUSTRIAL

UNIT 5, LIPTON CLOSE, BRASENOSE ROAD INDUSTRIAL ESTATE, BOOTLE



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INDUSTRIAL



- Steel portal frame
- Reinforced concrete floor
- Brick and blockwork walls to a height of 7ft (2.1m)
- Steel sliding and folding loading door
- Gas fired hot air blower units
- Single/three phase electricity supply
- Domestic plumbing to toilet area
- Forecourt and car parking areas



INDUSTRIAL

UNIT TO LET

SIZES FROM

3,387 SQ FT

315 SQ M

Over 200 locations throughout the Midlands and the North



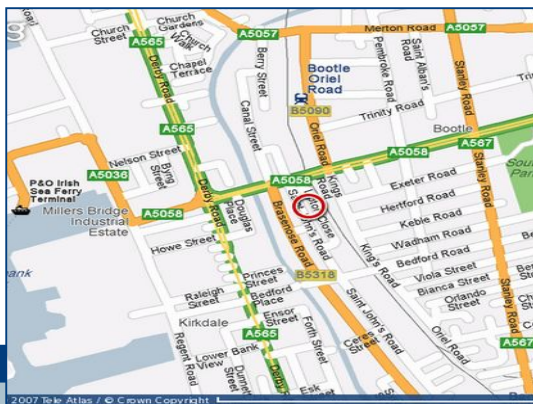
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LOCATION

The property is situated on the established Brasenose Road Industrial Estate approximately 3 miles to the north west of Liverpool City Centre.

The M58 and M57 motorways are both within close proximity providing excellent transport links throughout the region.



DESCRIPTION

The premises comprise end terraced industrial unit of steel portal frame construction with seal concrete floors, brick/block walls to a height of approximately 2.1m (7ft) with lined plastic coated metal decking above to the eaves. The roof is pitched and insulated metal clad incorporating translucent glazing panels.

Heating is provided by means of gas fired air blower units and access to the unit is gained via a steel sliding and folding loading door measuring approximately 4.6m (15ft) wide by 5.1m (17ft) high. Pedestrian access is gained via adjoining doors.

The unit incorporates male and female toilets.

TERMS

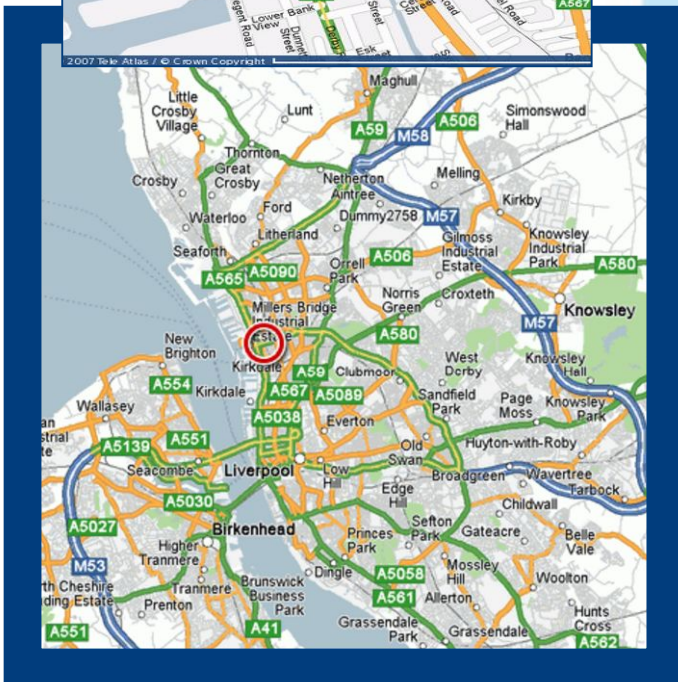
Each unit is available by way of a new full repairing and insuring lease for a term of three years of multiples thereof.

VIEWING

Please contact Katie Bibby on 01257 238666 for an appointment.

RATES

For information on Rateable Value or rates payable contact Wirral Borough Council Business Rates on 0151 666 3502. Alternatively you could obtain information from the Valuation Website which is www.voa.gov.uk/business_rates/general.htm.



INDUSTRIAL

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