



# TO LET

## BRIDGE ROAD INDUSTRIAL ESTATE

LITHERLAND | MERSEYSIDE | L21 2QG

### INDUSTRIAL UNITS

495 - 1,001 SQ FT (46 - 93 SQ M)

### KEY FEATURES

- Excellent Transport Links
- Forecourt And Car Parking Areas
- Three Phase Electric Supply
- Established Location
- CCTV Coverage
- Good Range Of Eateries And Retails Outlets Nearby



### CONTACT US:



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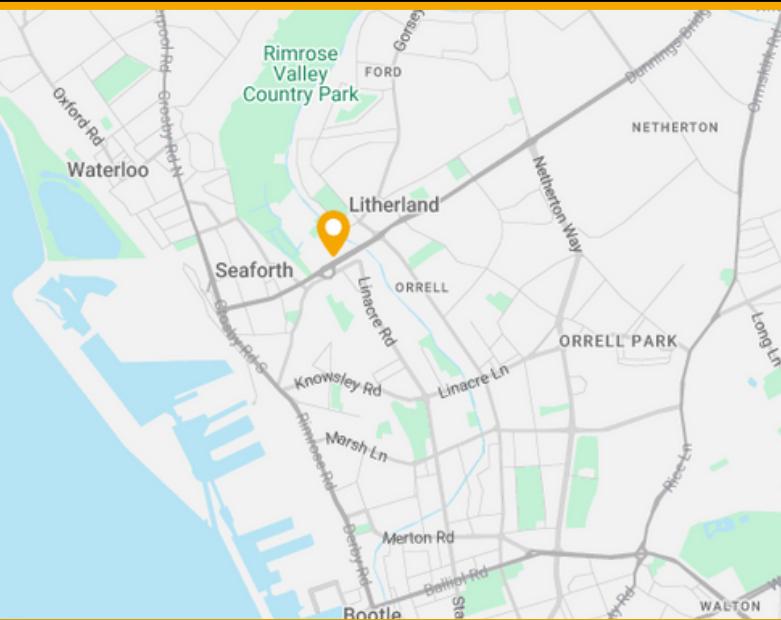
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# BRIDGE ROAD INDUSTRIAL ESTATE

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## MODERN INDUSTRIAL UNITS 495 - 1,001 SQ FT

### DESCRIPTION

Bridge Road Industrial Estate offers a range of versatile single-storey workshop and light industrial units, totalling 10,580 sq ft across 14 units. Unit sizes range from 495 sq ft to 1,001 sq ft, providing flexible space suitable for a variety of business uses, including storage, manufacturing, or service operations.

The estate benefits from a good parking ratio and generous circulation space, ensuring easy access for vehicles and deliveries. Units are constructed with brick and blockwork walls, reinforced concrete floors, and feature manually operated up-and-over loading doors.

### KEY FEATURES

- Manually operated up and over loading doors.
- CCTV coverage.
- Forecourt and car parking areas.
- Three phase electricity supply to all units.
- One mile north of Bootle town centre.
- Seaforth and Litherland train station close by.
- Good range of eateries and retail outlets nearby.
- Within close proximity to the M57 and M58.

### LOCATION

Bridge Road Industrial Estate is ideally located just off the A5036 Princess Way in Litherland, offering excellent visibility from a major arterial route. The estate is well-positioned close to Waterloo, Seaforth, and Bootle, and lies just 5 miles from Liverpool City Centre.

The site benefits from excellent transport connections, being under 10 minutes from the start of the M57 and M58 motorways. Seaforth & Litherland railway station, served by the Merseyrail network, is just a 5-minute walk away, providing convenient public transport access.

Local amenities are also a strong advantage, with a range of eateries and retail outlets nearby. Tesco, Lidl, and KFC are all within walking distance, enhancing convenience for both staff and visitors.



### EPC

The EPC ratings on the units range up to B48. A copy of the individual EPC certificates are available upon request.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



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