



TO LET

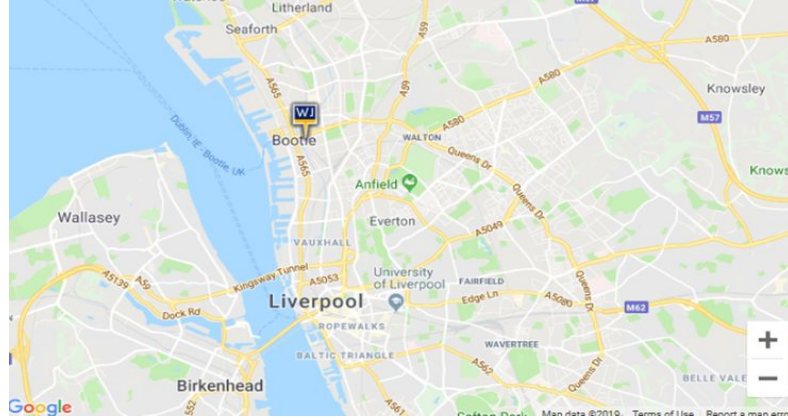
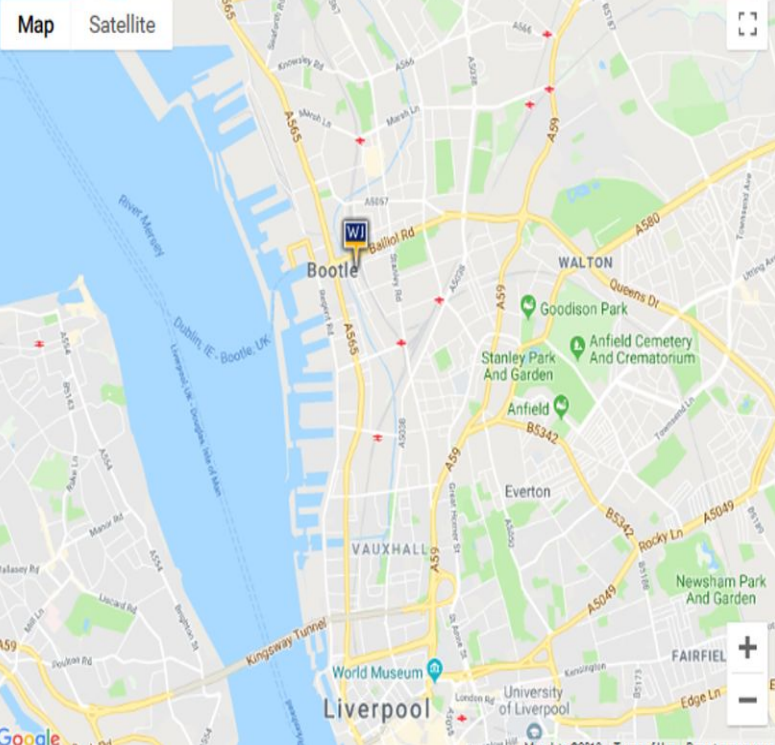
BRASENOSE ROAD INDUSTRIAL ESTATE

**LIPTON CLOSE, ST JOHNS ROAD, BOOTLE,
MERSEYSIDE, L20 8PU**



- **Modern High Quality Refurbished Units**
- **Three Phase Electricity Supply**
- **Established Business Area**
- **Excellent Transport Links**
- **Good Nearby Amenities**
- **Forecourt & Car Parking Areas**
- **Steel Portal Frame**

**WORKSHOP / INDUSTRIAL UNITS
UNITS FROM 3,362 - 3,404 SQ FT**



TRAVEL DISTANCE

Location	Miles	Mins	Mode
J4, M57	7.9	22	Drive
Bootle Town Centre	0.4	10	Walk
Royal Albert Docks	3.3	11	Drive
Liverpool City Centre	2.6	10	Drive
M58	5	20	Drive

Source: theAA.com

BRASENOSE ROAD INDUSTRIAL ESTATE

LIPTON CLOSE, ST JOHNS ROAD, BOOTLE, MERSEYSIDE



DESCRIPTION

The modern units at Brasenose Industrial Estate comprise steel portal frame construction with sealed concrete floors, brick/blockwork walls to a height of approximately 2.1m (7ft) with composite insulated panels above to the eaves. The roof is pitched with composite insulated panels incorporating translucent glazing panels. Access to the units is gained via a loading door measuring approximately 4.6m (15ft) wide by 5.1m (17ft) high. Pedestrian access is gained via adjoining doors.

SPECIFICATION

- Three phase electricity supply
- Gas supply
- Forecourt and car parking areas
- Reinforced concrete floor
- Brick and blockwork walls to a height of 7ft (2.1m)
- 4.6 x 5.1m loading doors
- Steel portal frame

EPC

Copies of individual EPC's are available on request.

LOCATION

The high quality industrial units are situated on the established Brasenose Road Industrial Estate in Bootle. Bootle is located in the Borough of Sefton and benefits from excellent transport links with Liverpool City Centre approx 3 miles to the North West. The M58 and M57 motorways are also within close proximity. Bootle Town Centre offers a range of local amenities with the Strand Shopping Centre to the North.

TERMS

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

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666.



Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

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