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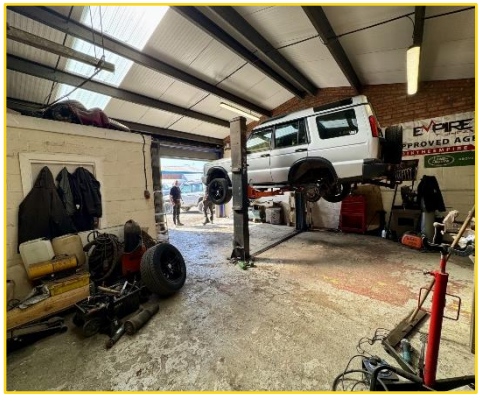
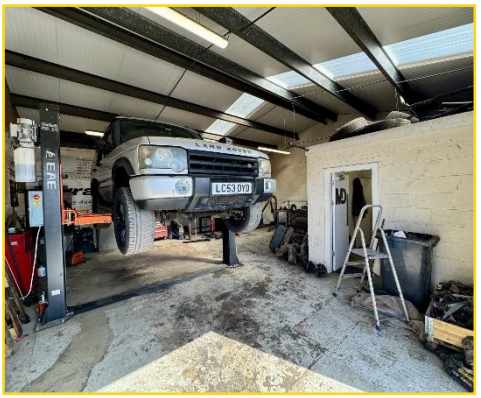




TO LET

Unit 2, Brasenose Industrial Estate, 101 St Johns Road, Bootle, Liverpool, L20 8BH

- Lock-Up Industrial Unit
- Well Established Location
- Shared Yard
- Total Approx GIA: 83.61 sq.m (900 sq.ft)

Property Consultants
Chartered Surveyors & Valuers
(Formerly Sutton Kersh)

SK REAL ESTATE

0151 207 9339
www.skrealestate.co.uk

TO LET

Unit 2, Brasenose Industrial Estate, 101 St Johns Road, Bootle, Liverpool, L20 8E

Location

The subject property is located fronting onto St John`s Road, close to its junction with Brasenose Road and close to the main arterial route (A565) into Liverpool City Centre, approximately 2.2 miles South. The immediate surrounding area is a well established industrial location however suitable for a number of uses and provides direct access to the amenities of the city centre as well as good links to the local motorway networks (M62).

The Property

The premises consists of a steel portal frame warehouse of traditional brick construction with external profile cladding under a dual pitched roof with corrugated metal sheet coverings incorporating semi translucent panels.

Internally, the unit benefits from solid concrete flooring throughout with artificial fluorescent strip lighting, three phase supply and WC provision. Externally, the property has loading access via electric roller shutters fronting a shared yard.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:-

Gross Internal Area: 83.61 sq m (900 sq ft)

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rates

Interested parties should make their own enquiry of Sefton Council`s Rating Department on 0151 233 3068 or www.voa.gov.uk/business rates

EPC

The Energy Performance Asset Rating is Band C66. A full copy of the EPC is available upon request.

Rent

£7,200 per annum

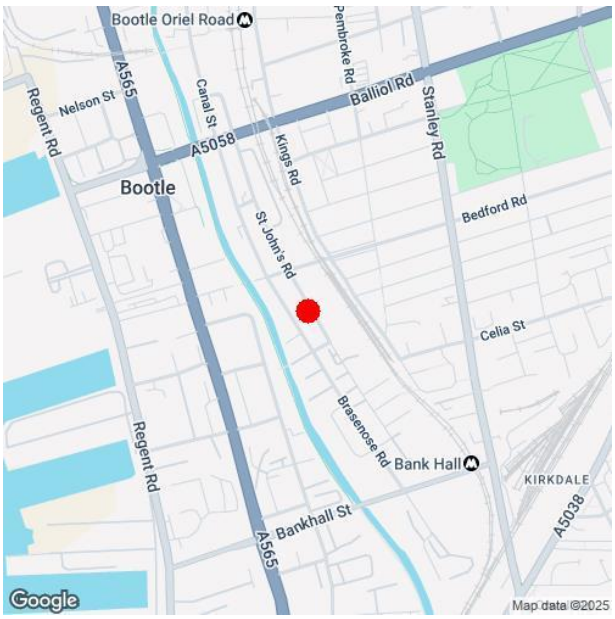
Viewings

Strictly by appointment via the sole agents SK Real Estate.

Contact: Tom Pearson

Tel: 0151 207 9339

Email: tom.pearson@skrealestate.co.uk



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