

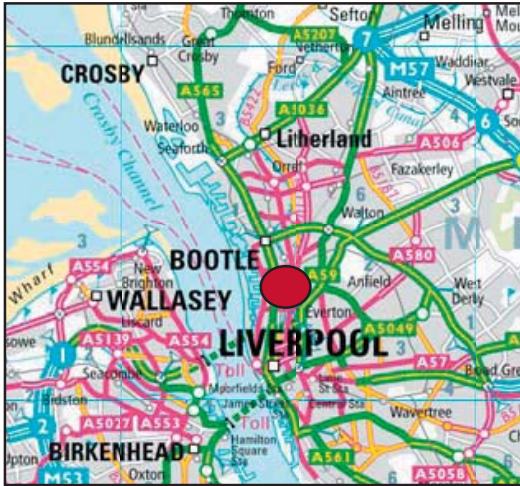
CANADA DOCK RAILWAY SIDINGS REGENT ROAD BOOTLE



**TO LET / FOR SALE
OFFICE REFURBISHMENT
/REDEVELOPMENT OPPORTUNITY**

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

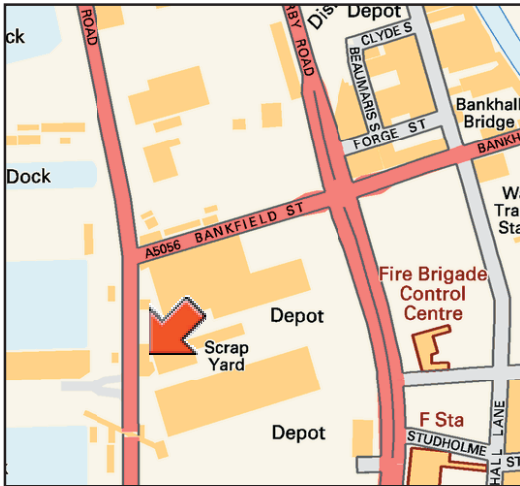


LOCATION

The premises front directly on to the eastern side of Regent Road (A5036) which forms part of the principle "Dock Road" serving the North Liverpool docks. The property is located directly opposite Canada Dock, approximately 3km north of Liverpool City Centre and within 1km of Bootle Town Centre in a predominantly industrial area.

DESCRIPTION

The property is a rectangular shaped detached purpose built office building. The accommodation is principally arranged over three floors plus a small basement together with a boiler room on a partial third floor. Many of the fixtures and fittings have been removed and the accommodation has been stripped back to its shell. The property benefits from uPVC frame double glazed windows throughout.



ACCOMMODATION

Measured on a net internal area basis the accommodation extends to:-

Floor	sq ft	sq m
Ground	2,815	261.5
First	2,885	268.0
Second	1,378	128.0
Total	7,078	657.5

TERMS

The property is available to lease or to purchase. Further details available upon request.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

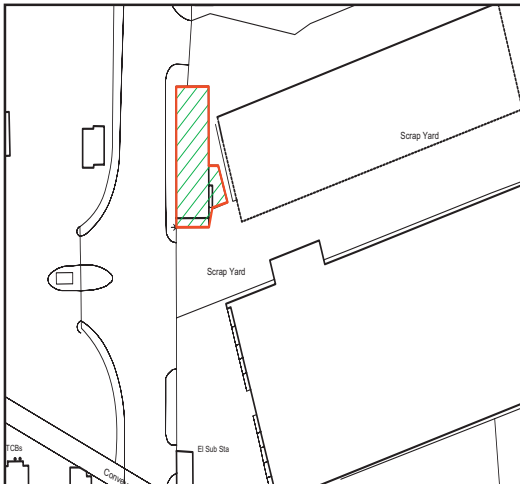
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Details Prepared November 2008

Subject to Contract



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