

ORRELL MOUNT BOOTLE, L20 6NS



TO LET

REFURBISHED OFFICE

WITH STORES, PARKING AND LARGE YARD

6,051 SQ FT (562.1 SQ M)

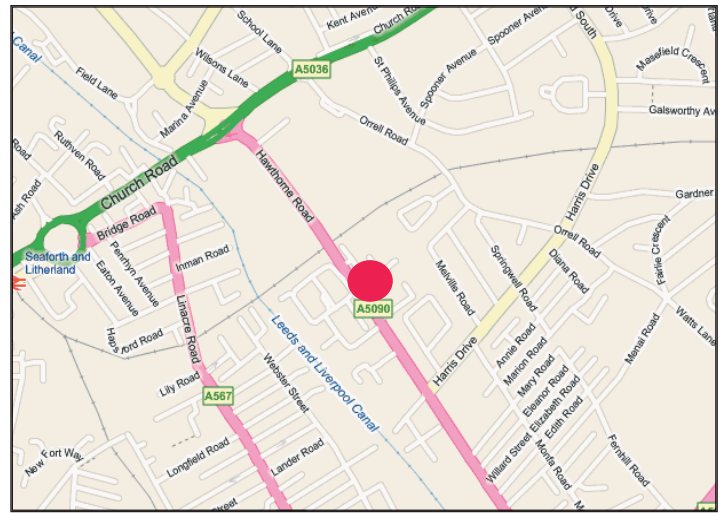
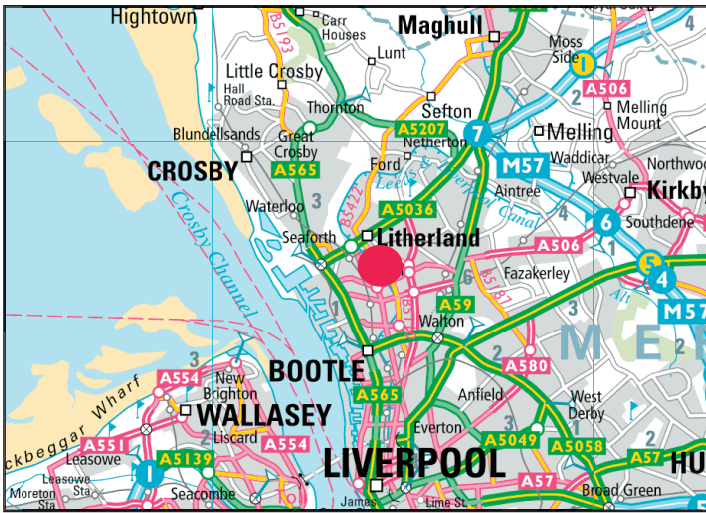
CONTACT HITCHCOCK WRIGHT
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Hitchcock Wright
CHARTERED SURVEYORS & Partners

0151 227 3400

www.hitchcockwright.co.uk

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LOCATION

The property is located on Orrell Mount Industrial Estate on Hawthorne Road approximately 5 miles to the north of Liverpool City Centre. Hawthorne Road connects the A5036 which leads to the M57 Motorway and Liverpool Freeport.

DESCRIPTION

The property comprises predominantly open plan office accommodation with a kitchen, WCs and stores and would also suit light industrial use. The property benefits from a large car park and service area and the site is secured with palisade fencing.

FLOOR AREAS

The property extends to approximately 6,050.7 sqft (562.1 sqm)

TENURE

Leasehold

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate will be available upon request.

TERMS

The property is available by assignment or on a sub-lease of a 15 year lease which expires in March 2013. Alternatively, consideration may be given to a new lease on terms to be agreed. Further information available upon request.

BUSINESS RATES

We understand the property has a rateable value of £26,000 although interested parties are advised to make their own enquiries with Sefton Council on 08451400845

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop

Hitchcock Wright & Partners.

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Details Prepared FEBRUARY 2011

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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