

# OSPREY HOUSE

BERRY STREET  
BOOTLE, L20 8AT



## TO LET

WAREHOUSE WITH OFFICES AND LARGE YARD

657.7sqm (7,079 sqft)

6 TON GANTRY CRANE

REAR YARD 490 sqm (594 sq yards)

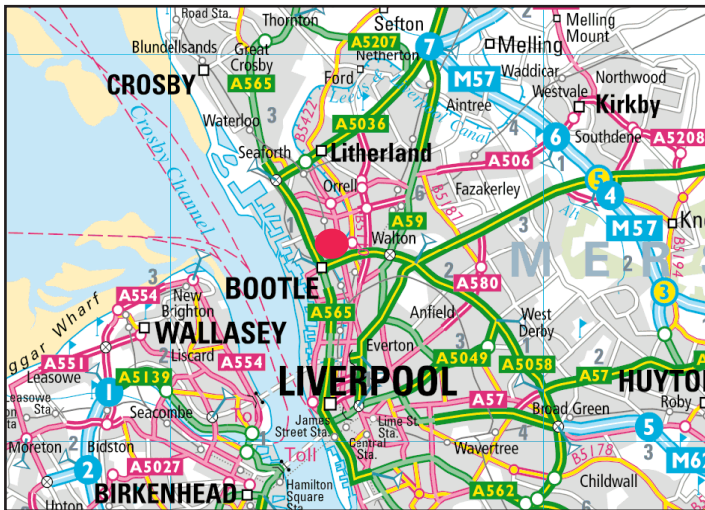
CONTACT HITCHCOCK WRIGHT  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners

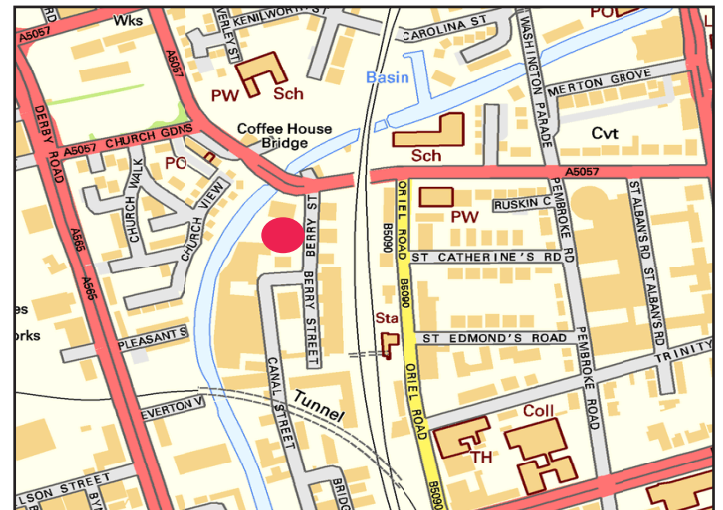
**0151 227 3400**

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# OSPREY HOUSE, BERRY STREET, BOOTLE, L20 8AT



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## LOCATION

The property is situated on the western side of Berry Street within the Berry Street Industrial Area. The property is located close to Bootle Town Centre, approximately 3 miles (4.8 km) to the north of Liverpool City Centre, and Bootle Oriel Road Train Station on the Merseyrail line is located a short walk away. The M57/M58 motorways and Liverpool Freeport are located approximately 4 miles (6.4 km) and 2 miles (3.2 km) away respectively.

## DESCRIPTION

The property comprises a warehouse of steel frame construction with a profile metal decked roof with a two storey office building to the front and a large yard to the rear. The warehouse has a minimum eaves height of 21.3 ft (6.5 m) with 24.0 ft (7.3 m) to the apex.

Internally the unit provides a reception, office, WC accommodation, shower, stores and a warehouse on the ground floor, with offices and storage at mezzanine level. All main services are connected to the property and the office accommodation benefits from gas fired central heating. The property also benefits from a CCTV system.

## LEASE TERMS

Details available upon request.

## ACCOMMODATION

GROUND FLOOR		
Warehouse & stores	406.9 sqm	4,379.8 sqft
Ancillary	80.2 sqm	863.3 sqft
MEZZANINE		
Storage	112.0 sqm	1,205.6 sqft
Offices	58.5 sqm	629.7 sqft
TOTAL	657.6 sqm	7,078.4 sqft
REAR YARD		
	490 sqm	594 sq yds

## BUSINESS RATES

The rateable value of the property is £15,750. Interested parties are advised to make their own enquiries with Sefton Council.

## VAT

All figures quoted are exclusive of but may be subject to VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs and Stamp Duty.

## VIEWING & FURTHER INFORMATION

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

Tel. No. (0151) 227 3400

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E-mail: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Subject to Contract

Details Prepared FEBRUARY 2010



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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