

High Quality New Build Warehouse **For Sale/To Let**

Bootle, Merseyside 21,518 Sq ft (1,999 Sq m)



UNIT 4
VESTY BUSINESS PARK

VESTY ROAD, OFF BRIDLE ROAD, BOOTLE L30 1NY



DESCRIPTION

Vesty Business Park comprises of 17 single storey industrial units and 4 semi-detached two storey business/hybrid units built to a high specification.

Unit 4 is a detached unit built to the highest quality and benefits from a self-contained concrete hard standing yard to the rear, ample car parking to the front, two-storey office accommodation and two up and over motorised sectional doors.

Security features strongly in the design with internal shutters to doors and windows, and 1.8m paladin fencing. The unit is also fitted with a fire alarm.

RENEWABLE ENERGY SOURCE

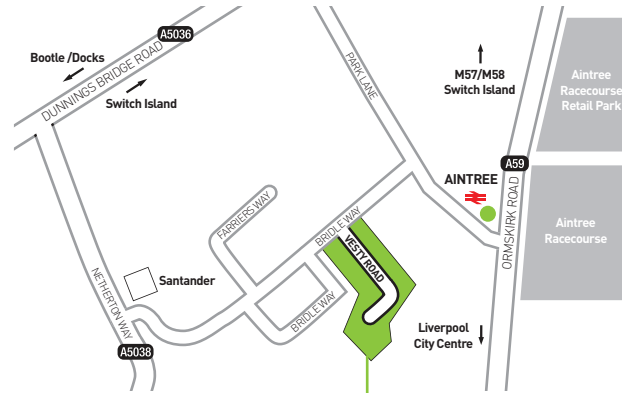
The unit benefits from a 13 metre free-standing wind turbine. Power produced by the turbine is fed directly into the building distribution board thus off setting any bought in electricity. The gazelle is designed to produce an average of 60,000 Kwh/year

INDUSTRIAL SPECIFICATION

- Self-contained concrete hard standing yard
- Two storey offices
- Platform lift
- High-quality brick glazed and clad elevations
- Kitchenette facilities
- Ladies, Gents and disabled WC's
- Ground floor loading 37.5KN/m²
- Office suite including carpeting, and gas central heating
- 6m clear height to underside of haunch
- All mains services and drainage connected
- 10KVA/100m²
- Gated service yard
- 5m high motorised loading doors
- Security shutters to ground floor, windows and front entrance door

ACCOMMODATION

Office		Production		Total	
Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m
2,965	275	18,553	1,724	21,518	1,999



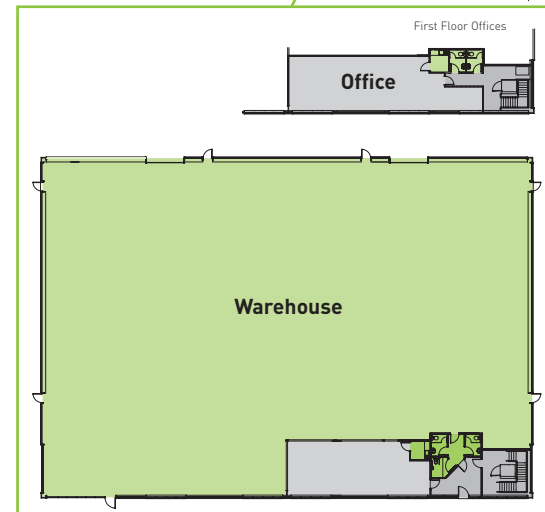
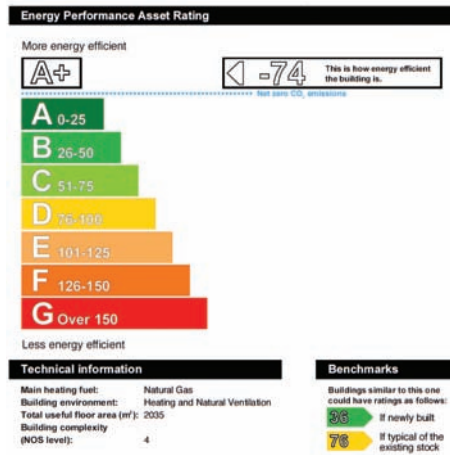
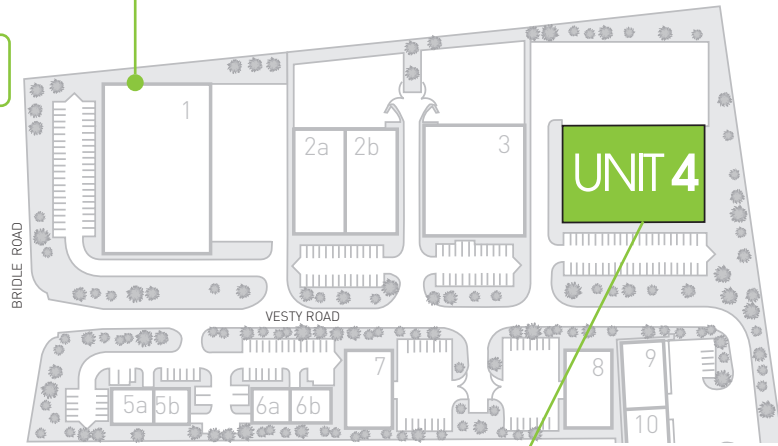
LOCATION

Vesty Business Park is located on Bridle Road, the principal road through the Bridle Road Industrial Estate, Bootle. Bridle Road runs between the A5038 Netherton Way and Park Lane both roads lead directly onto Dunnings Bridge Road, the main A5036 dual carriageway the M57/M58 junction (1.5 miles), known as Switch Island. Vesty Business Park is close to Aintree Railway Station and Aintree Racecourse.



ENERGY PERFORMANCE

Unit 4 has been constructed to the highest standards in energy efficiency. Not only achieving a BREEAM excellent rating, but also the highest possible EPC rating of A+



TERMS & AVAILABILITY

Unit 4 is for sale on a long leasehold or to rent on full repairing and insuring terms.

PLANNING

B1, B2 & B8

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

VAT will be chargeable at the appropriate rate. Rents and prices are available on request.

VIEWING

By strict appointment with the joint agents.

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