TO LET

- Suitable for Various Industrial Uses
- Attractive Commercial Property
- Forecourt Car Parking
- 3,341 sq.ft. (310.38 sq.m.)

Hitchcock Wright & Partners
CHARTERED SURVEYORS

£25,000 per annum







UNIT 5, 3 BRIDLE WAY, BOOTLE, MERSEYSIDE L30 4UJ

LOCATION

The property lies in an established industrial and office location on Bridle Way to the south of the A5036, with the A5038 to the West and the A59 to the east. Bridle Way is located off Bridle Road, which links the A5038 Netherton Way with Park Lane, which joins the A59 Ormskirk Road. The property is located approximately five miles to the north of Liverpool City Centre and approximately two miles to the south of the M57 and M58 motorways at Switch Island. Aintree Merseyrail Station on the Liverpool to Ormskirk line and Aintree Racecourse Retail and Business Park are both located in close proximity to the property.

DESCRIPTION

The property Comprises an industrial warehouse of brick and blockwork construction, beneath a pitched roof. The unit is arranged as open plan warehouse accommodation.

The property is accesses via a shared service yard from Bride Way, providing space for loading and unloading. Access to the building is provided via a roller shutter door to the front elevation, together with a separate pedestrian entrance.

Internally, the property provides open plan warehouse accommodation with concrete flooring and benefits from an eaves height of approximately 4.5 metres to the underside of the roof trusses. The accommodation also incorporates a ground floor ancillary room with first-floor storage above, accessed via an internal staircase, together with kitchen and W/C facilities situated to the rear of the warehouse.

FLOOR AREA (GIA)

The property extends to a gross internal area of approximately:

3,341 sq.ft. (310.38 sq.m.)

KEY FEATURES

Key features include:

- Open Plan Warehouse Space
- Roller Shutter Access
- Dedicated Pedestrian Access Point
- Ancillary Space
- Kitchenette
- WC Facilities
- Three Phase Power Supply
- Secure Gated Site Access
- Forecourt Car Parking

RENT

£25,000 per annum

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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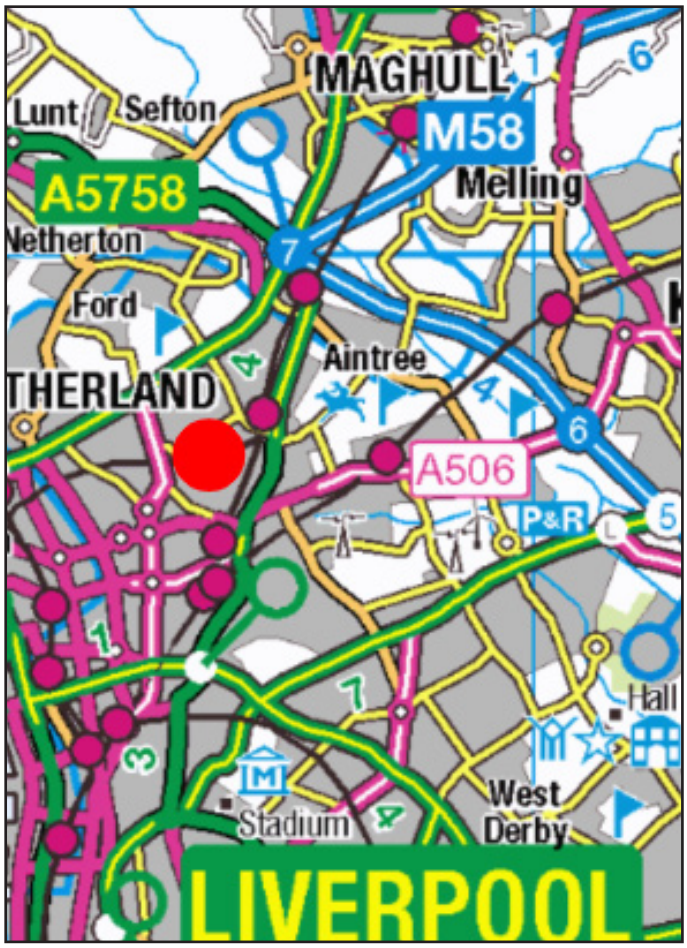



EPC

Available upon request.

BUSINESS RATES

Occupiers will be responsible for the payment of Business Rates if applicable.

SERVICE CHARGE

A nominal service charge will be applied to the unit to cover the cost of managing the estate.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/ tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop or Sam Pearce of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: nickharrop@hwandp.co.uk
sampearce@hwandp.co.uk

Subject to Contract

Details prepared November 2026

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