

TO LET

Ideal HQ building

Fully self contained building

On site carparking

4,444 sq.ft (412.85 sq.m)

BRIDLE WAY

BOOTLE

MERSEYSIDE

L30 4UJ



Location

- The subject property lies within a mixed use area of offices and industrial units.
- The Property is a 4 minute drive away from the A5038 and a 6 minute drive from the A59. and conveniently located from the M57 motorway and national motorway network beyond.
- The property is situated on the westerly side of Bridle Way with abundant onsite parking to the front elevation.



Description

- The property comprises ground and 2 upper floors and is of brick construction with render relief and a dual pitched tiled roof.
- The ground floors hosts a spacious reception area, with a series of fully self-contained offices The second floor offers a similar configuration of private offices and meeting rooms with a central spine corridor. The third floor is predominantly open plan..
- There are two stair cases, linking all floors.



Accommodation

- Internally the premises are fitted out to a modern specification inc.
- Carpet tiling,
- suspended ceilings with LED lighting
- two fully fitted kitchens.
- The building is fully networked.
- Gas central Heating and Air conditioning systems.

Floor areas

Ground Floor	Sq.m 129.04	Sq.ft 1,389
First Floor	185.34	1,995
Second Floor	98.47	1,060
Total Floor Area	412.85sqm	4,444sqft



Lease Terms

The building is available on flexible lease terms subject to further negotiation.

Rental

Further details on request.

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 form of a passport / driving licence and a recent utility bill.

Legal Costs

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

VAT

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

Viewing

For viewing and further information please contact Brian Ricketts, Hitchcock Wright & Partners.

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