

TO LET / MAY SELL

- Three Storey Office Development
- Flexible Internal Layout
- On Site Car Parking

£47,270 per annum



Sterling House, Bridle Way, Bootle, Liverpool 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

Sterling House is a three-storey self-contained office building arranged over ground, first and second floors. The ground floor provides a reception area and kitchen facilities, with a range of office suites of varying sizes and configurations across all three levels.

The accommodation benefits from central heating throughout, male and female WC facilities on both the ground and first floors, and on-site car parking to the front of the property. The current suite layout can be retained or adapted to suit an incoming occupier's requirements.

RENT

£47,270 per annum (equating to £10.00 per sq ft), exclusive of VAT and all other outgoings.

KEY FEATURES

Key features include:

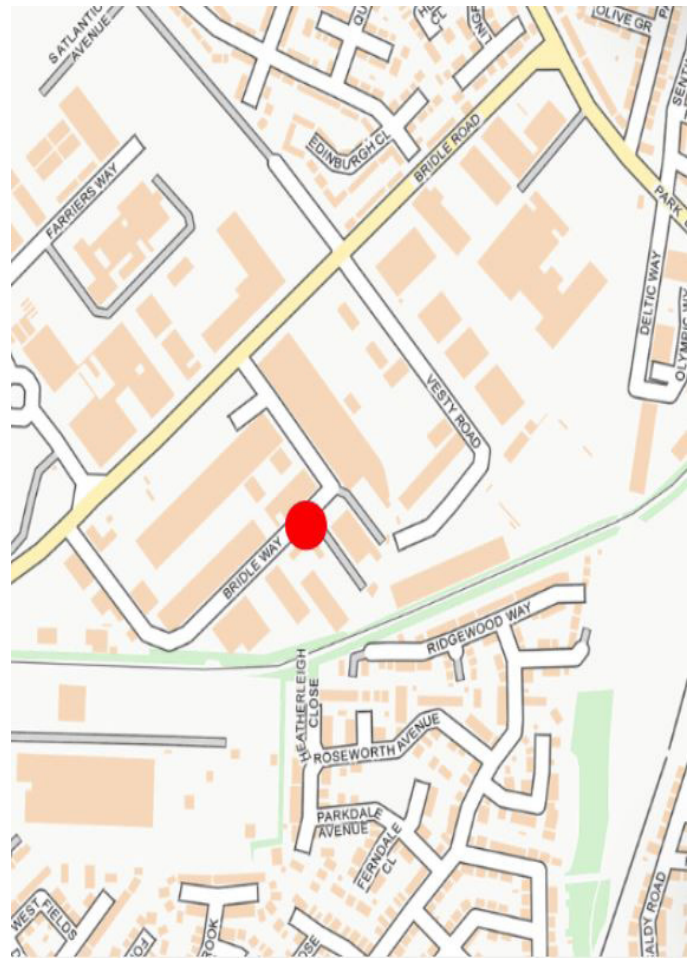
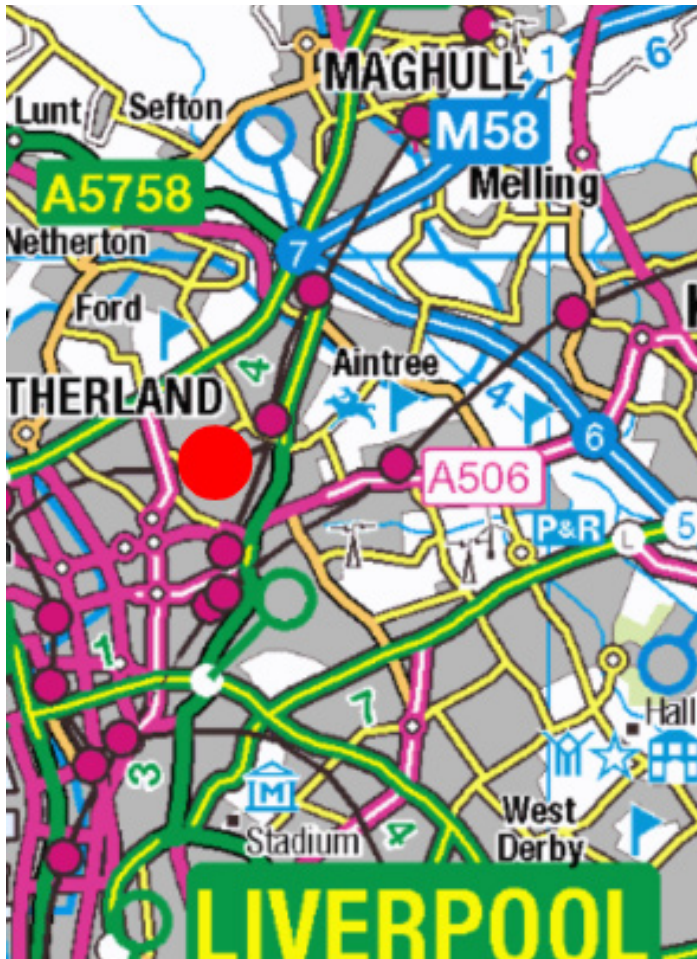
- Three-storey self-contained office building
- Flexible suite layout across all floors
- Reception area and kitchen facilities at ground floor
- Central heating throughout
- WC facilities on ground and first floors
- On-site car parking

FLOOR AREA

The property extends to a net internal area of approximately:

Ground Floor:	158 .68 sq. m	1,708 sq. ft.
First Floor:	185.37 sq. m	1,995 sq. ft.
Second Floor:	95.15 sq. m	1,024 sq. ft.
Total Floor Area:	439.20 sq. m	4,727 sq. ft.

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TENURE

Available by way of a new full repairing and insuring (FRI) lease for a term of years to be agreed.

Consideration will be given to the sale of the long leasehold interest. Further details available on application.

BUSINESS RATES

Rateable Value (April 2023 Assessment): £33,250. Interested parties are advised to verify the current rates liability directly with the local billing authority.

EPC

Energy Performance Certificate rating: E (111).

SERVICE CHARGE

To be confirmed.

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 Sam Pearce of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: [sam Pearce@hwandp.co.uk](mailto:sampearse@hwandp.co.uk)

Subject to Contract

Details prepared May 2026

