

# TO LET

- Single Storey Office Building with Substantial Forecourt
- Prominent A5036 Frontage
- Office Accommodation: 960 sq.ft. (89.18 sq.m.)
- Yard / Forecourt: 8,495 sq.ft. (0.195 acres)

£40,000 per annum



## 320 DERBY ROAD, BOOTLE, LIVERPOOL L20 8LN

### LOCATION

Situated on the A5036, one of the principal arterial routes through Bootle and North Liverpool, the premises benefits from a prominent roadside frontage and excellent visibility to passing traffic.

The surrounding area is well established for commercial, industrial and logistics uses. Bootle town centre is within close proximity, and the wider motorway network (M57/M58) is accessible within a short drive.

The location is well suited to a wide range of vehicle-based, logistics and operational uses, subject to planning.

### DESCRIPTION

The property comprises a single-storey office building set within a large secure yard and forecourt. The building includes two private offices, kitchen, storeroom & W/C. The building and yard are self-contained, with access directly from Derby Road via a wide vehicular entrance capable of accommodating large vehicles.

Externally, the yard extends to approximately 0.195 acres and fronts directly onto Derby Road. The site is enclosed by blue steel palisade security fencing.

### KEY FEATURES

Key features include:

- Prominent A5036 Frontage
- Two Private Offices
- Kitchen / Breakout Area
- Storeroom
- WC Facilities
- Concrete Flooring
- Secure Steel Palisade Fencing
- Wide Vehicular Access
- Self-Contained Gated Site

### FLOOR AREA

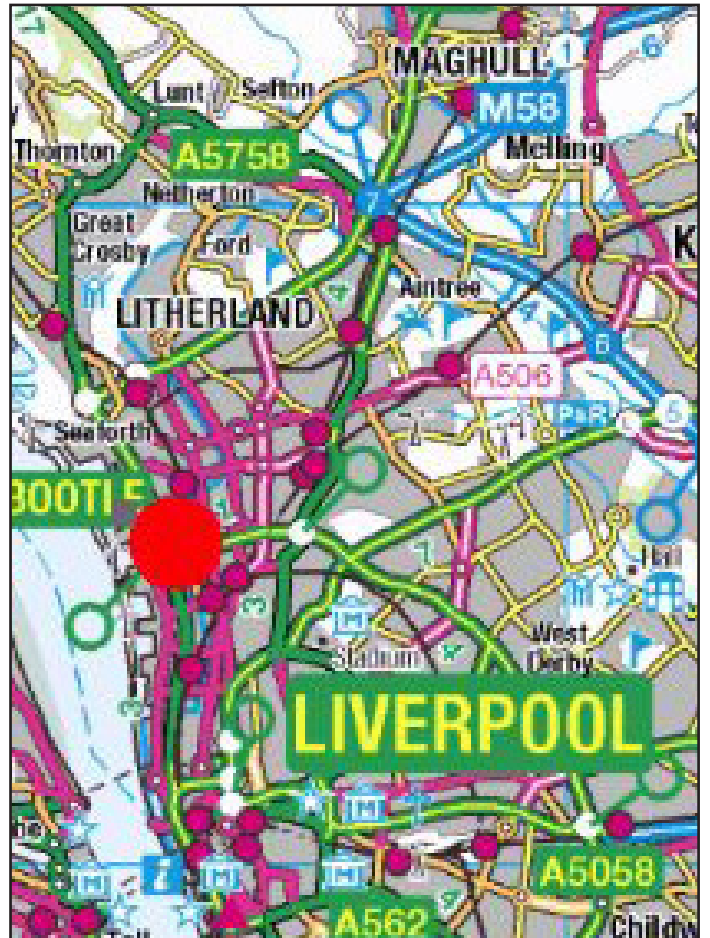
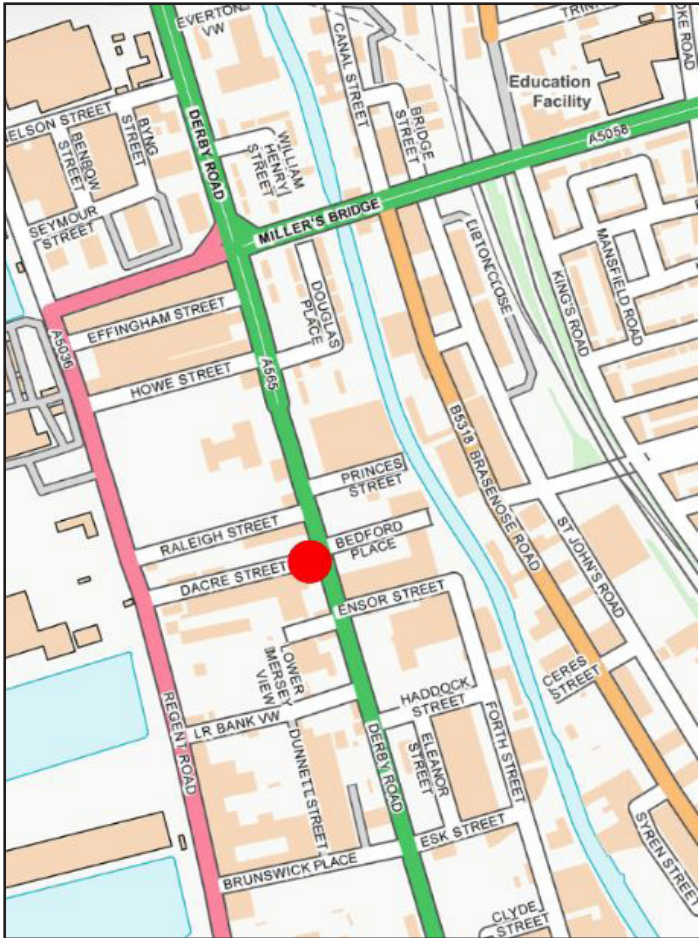
Measured on a gross internal area basis the property extends to approximately:-

Office Accommodation	960 sq.ft.	89.19 sq.m.
External Yard / Forecourt	8,495 sq.ft.	789.22 sq.m.
<b>Total Site Area</b>	<b>10,441 sq.ft.</b>	<b>970.02 sq.m.</b>

### TENURE

Leashold

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### RENT

£40,000 per annum

### VAT

All prices, outgoings and rentals are quoted free 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.

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Subject to Contract

Details prepared April 2026

