

TO LET

**Fully Fitted, Furnished &
Networked Grade A
First Floor Office
Accommodation
1,787sq.ft. (166.01 sq.m.)**

UNIT 6B

**VESTY BUSINESS PARK,
VESTY ROAD,
LIVERPOOL
L30 1NY**



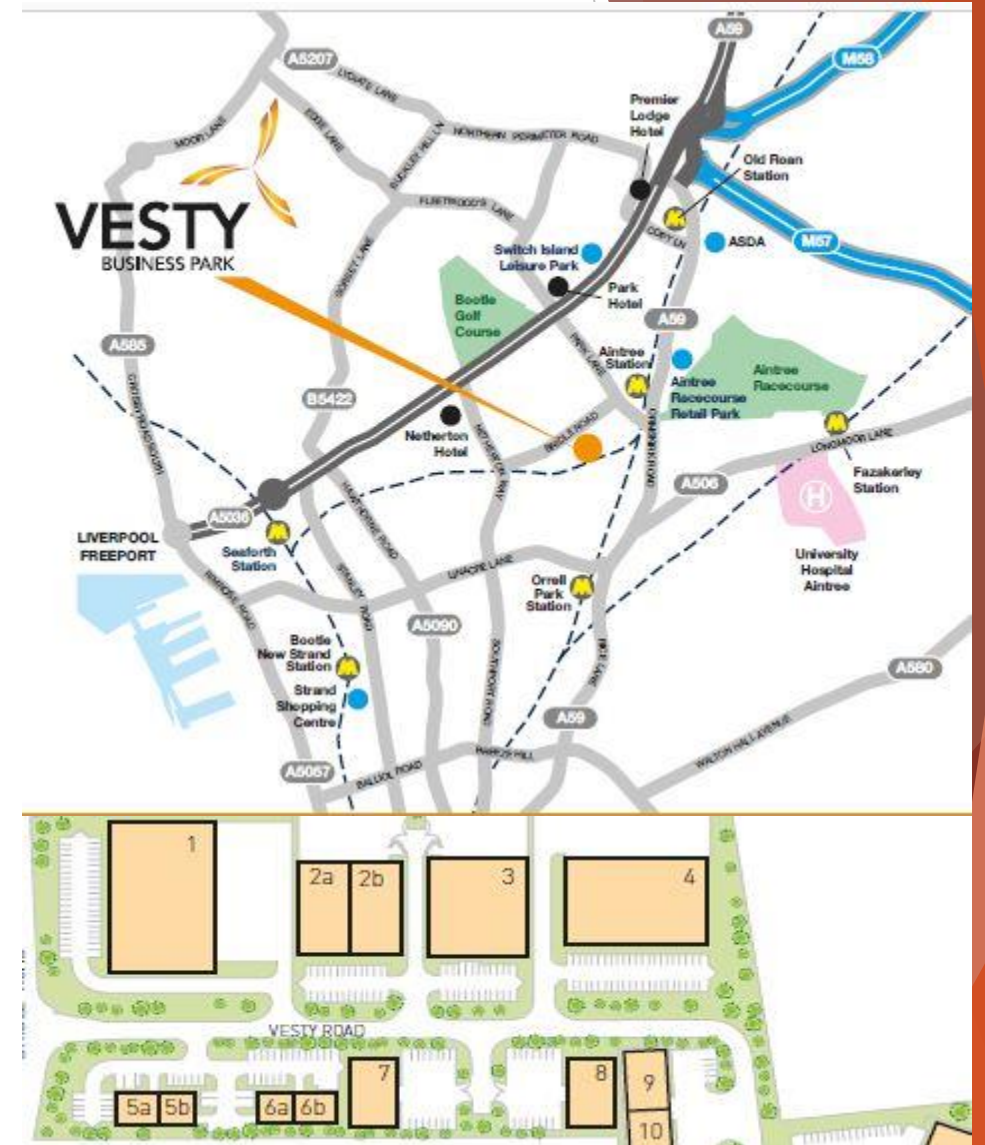


LOCATION

Vesty Business Park is located on Bridle Road, the principal estate road through the Bridle Road Industrial Estate in Bootle. Bridle Road runs between the A5038 Netherton Way and Park Lane and both roads lead directly onto Dunning's Bridge Road, the main A5036 dual carriageway which leads to the M57/M58 junction (1.5 miles, known as Switch Island). The property is located approximately 3 miles from Liverpool2, a new £400m deep-water container terminal at Liverpool Freeport. This has doubled the ports container capacity and it is now one of the country's best equipped and connected terminals. Vesty Business Park is also close to Aintree Railway Station and Aintree Racecourse.

RENEWABLE ENERGY SOURCE

The provision of wind turbines provides renewable energy and contributes to the reduction of energy costs for each unit. Any surplus power may be exported via the distribution network generating income for the occupier. These units have achieved a Very Good BREEAM (Building Research Establishment Environmental Assessment Method) rating.



SPECIFICATION

The self contained property is of brick construction with highly attractive fully glazed relief to the main entrance. Further extensive glazing to the principal elevations helps provide excellent natural light throughout.

Principal features include:

- Self contained fully fitted kitchen, private office and meeting room.
- Full CCTV monitoring
- Full access raised floor
- Double glazed throughout
- 8 on site car parking spaces
- Attractive landscaped environment
- Securely managed environment
- High quality, glazed partitioning
- Fully networked
- Passenger lift
- Fully furnished

FLOOR AREA

1,787 sq.ft. (166.01 sq.m.)



LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£19,660 per annum exclusive.

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.

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

This property is opted for tax and therefore VAT is levied on the rental element of any letting.



CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners

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Details prepared July 2022