



VESTY ROAD
OFF BRIDLE ROAD
BOOTLE
L30 1NY



Modern Industrial Unit

**FOR SALE OR
TO LET**

Unit 12
4,345 sq ft (403.6 sq m)

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 Liverpool, 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.

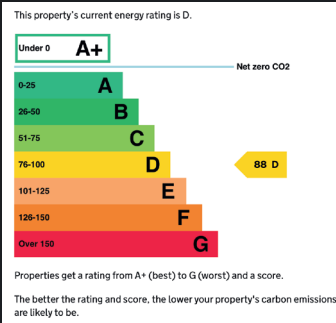
Vesty Business Park is also close to Aintree Railway Station and Aintree Racecourse.

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.

EPC

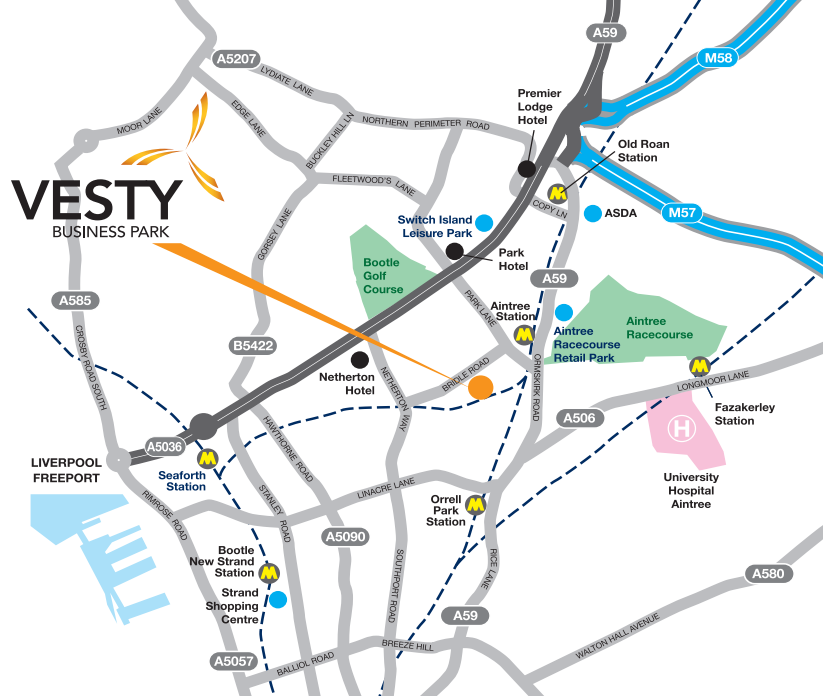


LEGAL COSTS

Each party to bear their own legal costs.

VAT

VAT will be charged at the appropriate rate.



ACCOMMODATION

UNIT 12	sq ft	sq m
GROUND FLOOR*	3,621.4	336.4
FIRST FLOOR*	723.3	67.2
TOTAL*	4,344.7	403.6

*All areas are approximate and have been measured on a gross internal area basis in accordance with the RICS code of measuring practice (6th edition).



UNIT 12 SPECIFICATION

- High quality brick glazed and clad elevations
- Kitchenette facilities
- Ground floor loading 37.5KN/sq m
- Office suite including carpeting and gas central heating
- 6m clear height to underside of haunch
- All mains services and drainage connected
- 10KVA/100 m²
- Gated service yard
- 5m high motorised loading door
- Security shutters to ground floor, windows and front entrance door



VIEWING

Only by arrangement with:

Nick Harrop

Hitchcock Wright & Partners
CHARTERED SURVEYORS
0151 227 3400

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