



VESTY ROAD
OFF BRIDLE ROAD
BOOTLE
L30 1NY



Modern Industrial
Unit

Unit 17
6,958 sq ft (646 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 Liverpool2, a new £400m deep-water container terminal at Liverpool Freeport. This has doubled the port's container capacity and it is now one of the country's best equipped and connected terminals.

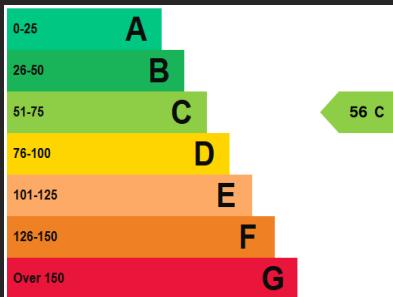
Vesty Business Park is also close to Aintree Railway Station and Aintree Racecourse.

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



RATEABLE VALUE

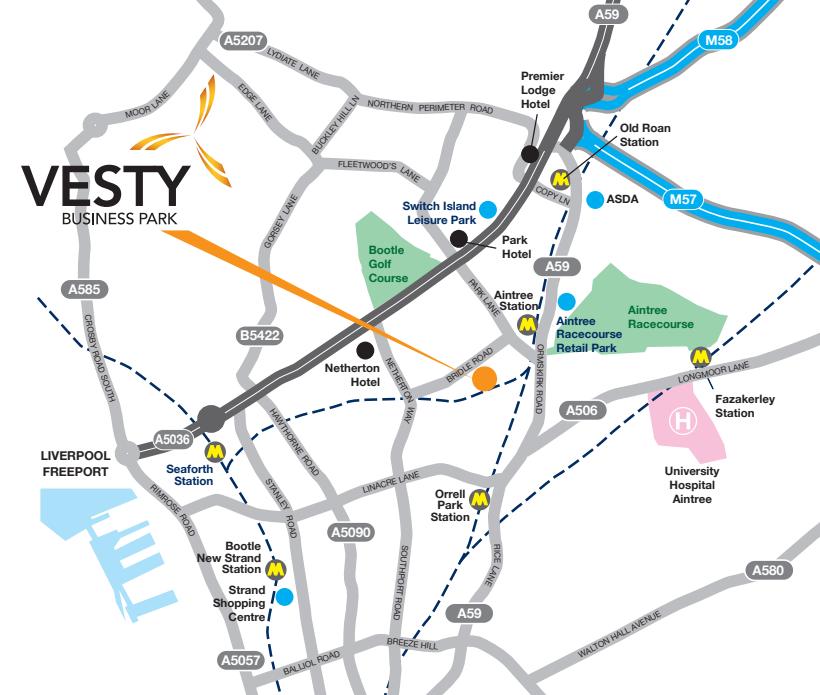
£36,750

LEGAL COSTS

Each party to bear their own legal costs.

VAT

VAT will be charged at the appropriate rate.

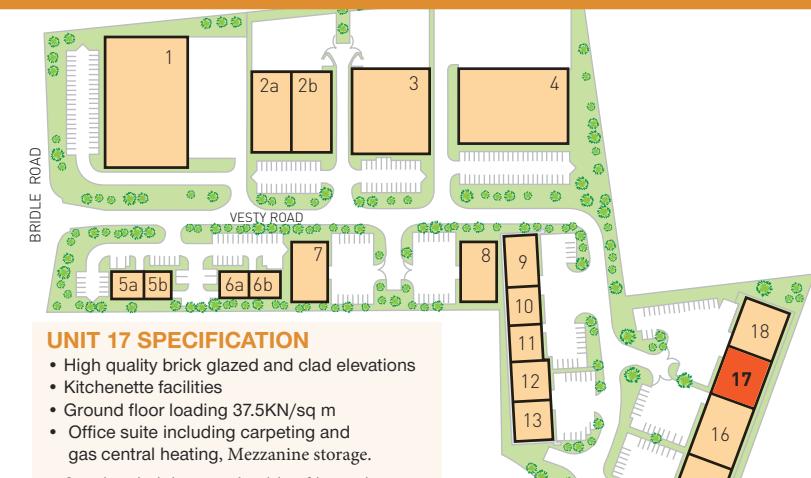


ACCOMMODATION

UNIT 17

Ground Floor	6,028 sq.ft.	560.0 sq.m.
Mezzanine	930 sq.ft.	86.4 sq.m.
Total	6,958 sq.ft.	646.4 sq.m.

*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 17 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, Mezzanine storage.
- 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 the joint agents:

Nick Harrop

Hitchcock Wright & Partners
CHARTERED SURVEYORS

0151 227 3400

nickharrop@hwandp.co.uk

Phil Morley

lm6.co.uk
LM6
0151 541 2445

phil.morley@lm6.co.uk

Misdescriptions Act
Hitchcock Wright & Partners and LM6 for themselves and for the vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Hitchcock Wright & Partners and LM6 has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

Owned and Managed by

Portfield

www.portfield.co.uk

Aidan Grimshaw

Tel No. 01200 445108

aidan@portfield.co.uk