



VESTY ROAD  
OFF BRIDLE ROAD  
BOOTLE  
L30 1NY



## Modern Industrial Unit

### Unit 17

6,958 sq ft (646 sq m)



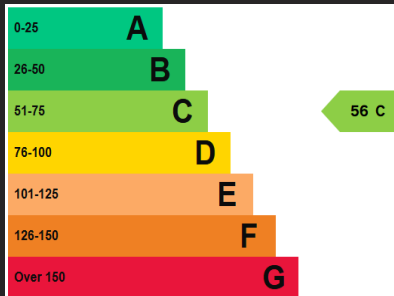


Vesty Business Park is located on Bridle Road, the principal estate road through the Bridle Road Industrial Estate in Bootle. Bridle Road runs between the A5038 Netherton Way and Park Lane and both roads lead directly onto Dunning's Bridge Road, the main A5036 dual carriageway which leads to the M57/M58 junction (1.5 miles), known as Switch Island.

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

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.

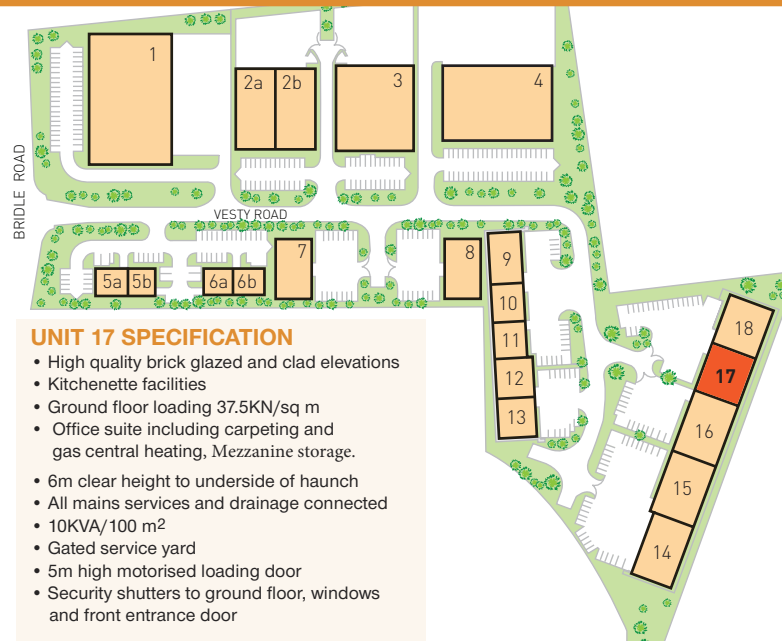
**EPC**



£36,750

Each party to bear their own legal costs.

VAT will be charged at the appropriate rate.



- 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 m<sup>2</sup>
- Gated service yard
- 5m high motorised loading door
- Security shutters to ground floor, windows and front entrance door



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## Portfield

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