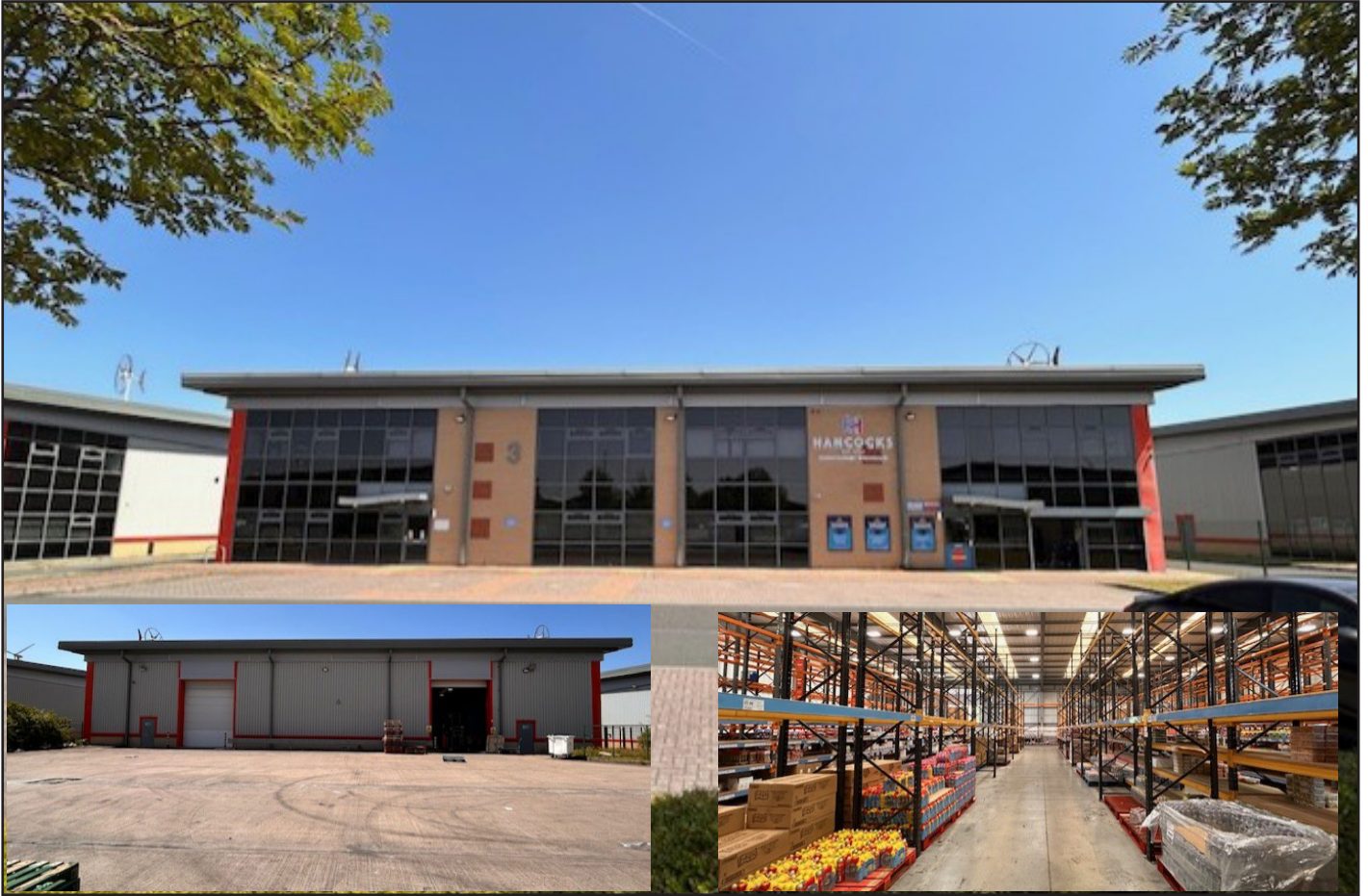


TO LET

- Modern Industrial Unit with Large Yard
- Prominent Business Park Location
- 16,933 sq.ft. (1,573.2 sq.m.)

Rental Available on Application



UNIT 3 VESTY BUSINESS PARK, BOOTLE 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 Dunnings 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.

DESCRIPTION

The development comprises of 17 single storey industrial units and 4 semidetached two storey business/hybrid units built to a high standard.

Unit 3 provides accommodation over two floors with ground floor predominantly warehouse space plus office accommodation, Wc's and kitchen. The first floor provides well-appointed office accommodation.

KEY FEATURES

Key features include:

- 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
- 0KVA/100 m2
- Gated service yard
- 5m high motorised loading door
- Security shutters to ground floor, windows and front entrance door

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.

Unit 3 Vest Business Park, Bootle L30 1NY



ACCOMMODATION

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

Ground Floor	15,332 sq.ft.	1,424.4 sq.m.
First Floor	1,601 sq.ft.	148.8 sq.m.
Total	16,933 sq.ft.	1,573.2 sq.m.

RENTAL

Available upon Application.

VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT.

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/ 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 of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
 E-mail: nickharrop@hwardp.co.uk

Subject to Contract

Details prepared July 2026

