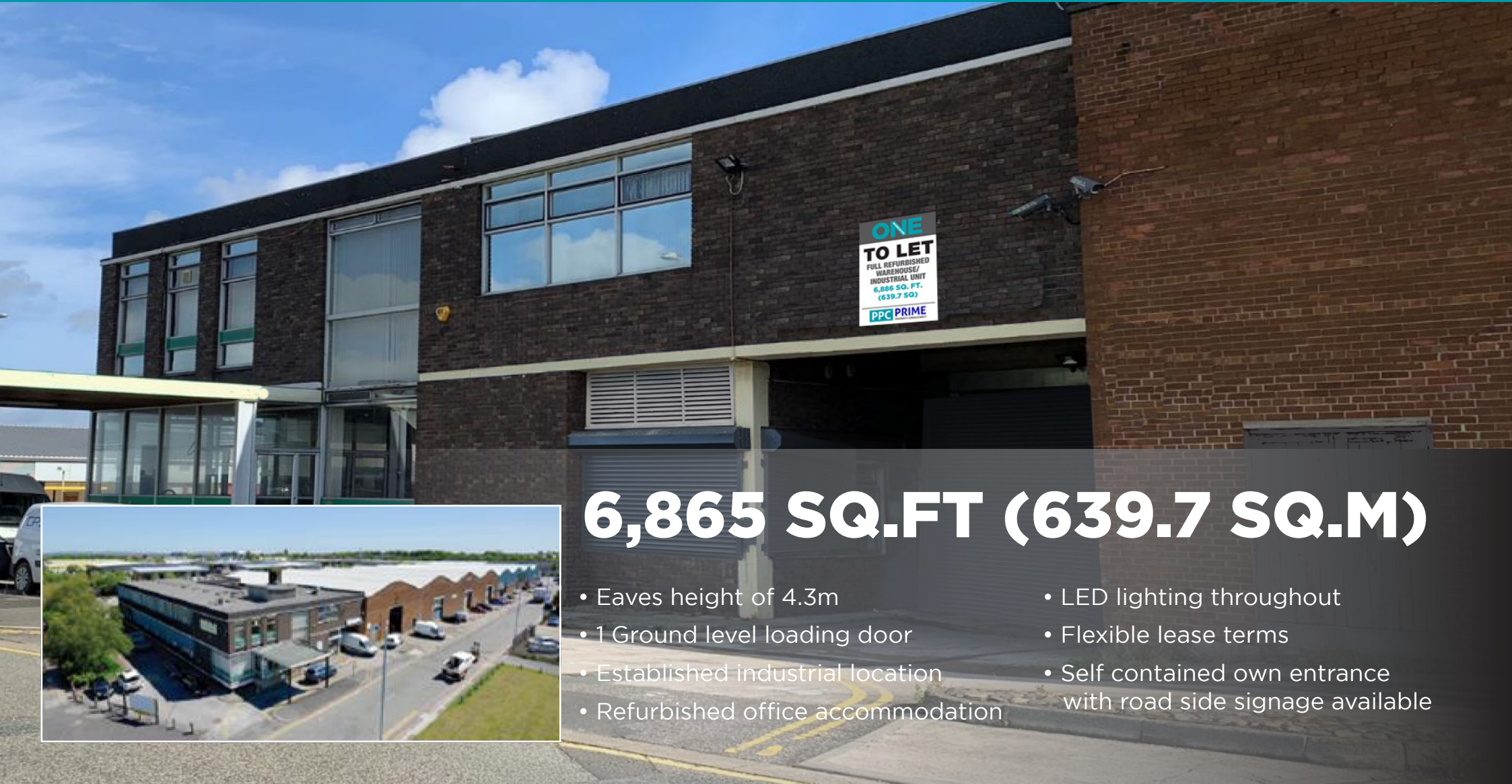




Bridle Way, Bootle L30 4UA

TO LET

FULLY REFURBISHED WAREHOUSE/INDUSTRIAL UNIT



6,865 SQ.FT (639.7 SQ.M)

- Eaves height of 4.3m
- 1 Ground level loading door
- Established industrial location
- Refurbished office accommodation
- LED lighting throughout
- Flexible lease terms
- Self contained own entrance with road side signage available





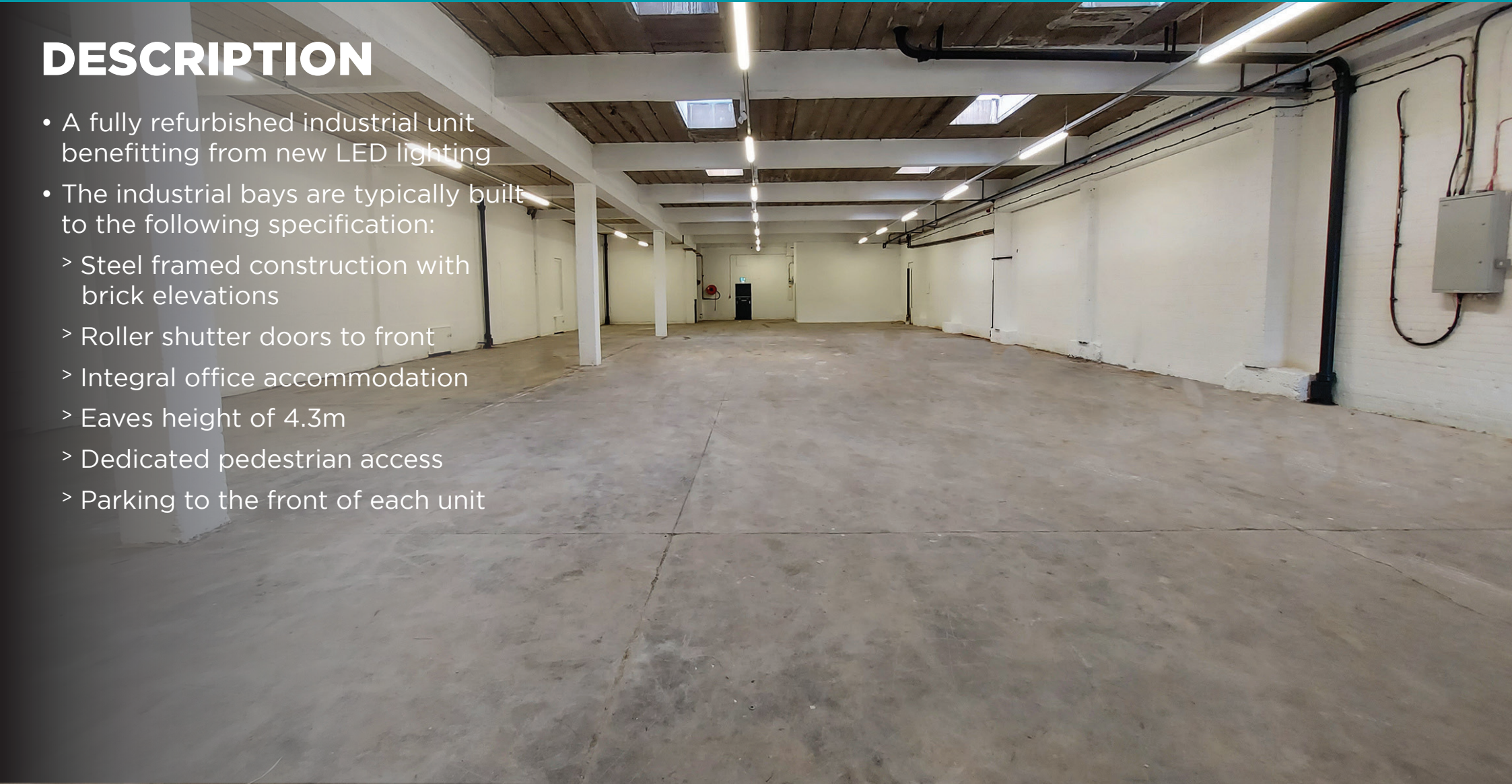
Bridle Way, Bootle L30 4UA

TO LET

FULLY REFURBISHED WAREHOUSE/INDUSTRIAL UNIT

DESCRIPTION

- A fully refurbished industrial unit benefitting from new LED lighting
- The industrial bays are typically built to the following specification:
 - > Steel framed construction with brick elevations
 - > Roller shutter doors to front
 - > Integral office accommodation
 - > Eaves height of 4.3m
 - > Dedicated pedestrian access
 - > Parking to the front of each unit



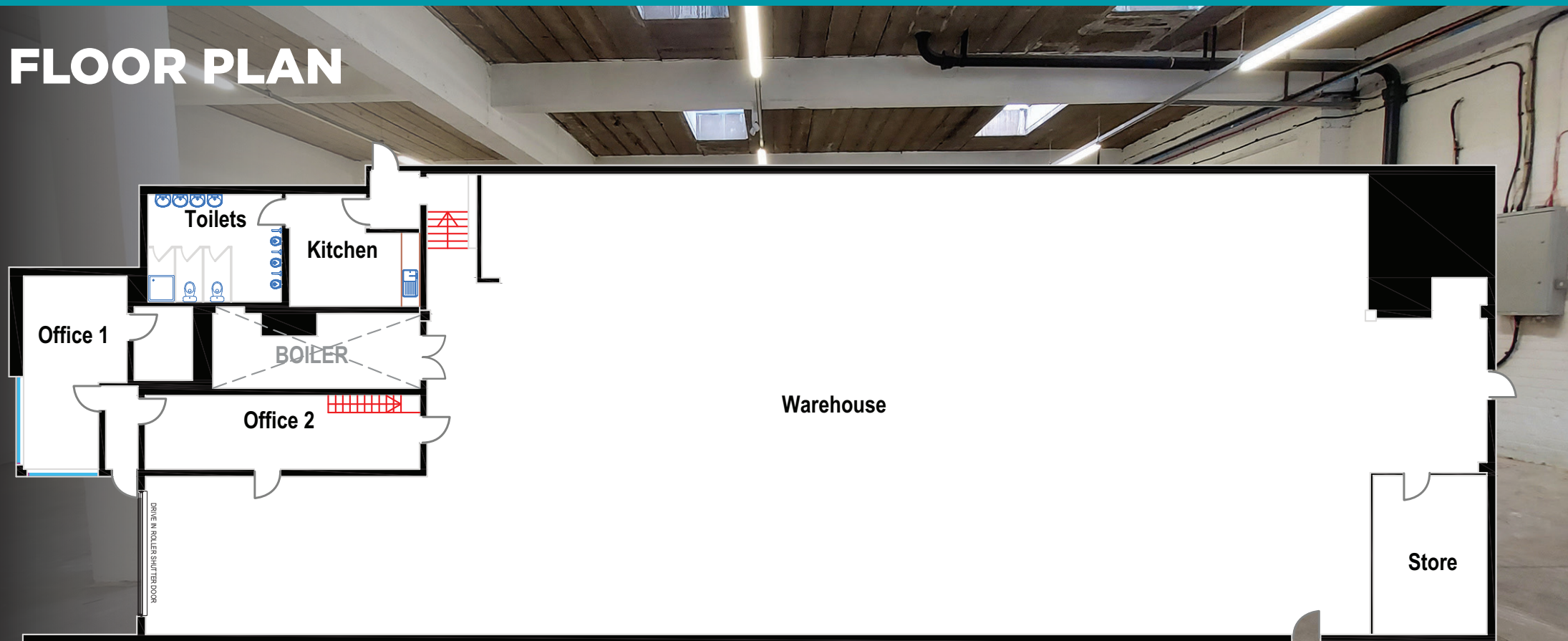


Bridle Way, Bootle L30 4UA

TO LET

FULLY REFURBISHED WAREHOUSE/INDUSTRIAL UNIT

FLOOR PLAN



Main Warehouse	6,010 sq.ft	538.83 sq.m
Ancillary	855 sq.ft	79.43 sq.m
TOTAL	6,865 sq.ft	618.25 sq.m

[HOME](#)[DESCRIPTION](#)[FLOOR PLAN](#)[GALLERY](#)[LOCATION](#)[CONTACT INFO](#)

Bridle Way, Bootle L30 4UA

TO LET

FULLY REFURBISHED WAREHOUSE/INDUSTRIAL UNIT



ONE WAREHOUSE

Bridle Way, Bootle L30 4UA

TO LET

FULLY REFURBISHED WAREHOUSE/INDUSTRIAL UNIT



LOCATION

The property is positioned within an established commercial area at the junction of Bridle Road and Bridle Way. Both Dunning's Bridge Road (A5036) and Ormskirk Road (A59) provide direct access to the (M57) and (M58), approximately 0.8 miles to the North East.

Nearby occupiers include Royal Mail, Peoples Ford, Shop Direct, Asda Supermarket and Merseyside Fire and Rescue Authority.



Bridle Way, Bootle L30 4UA

TO LET

FULLY REFURBISHED WAREHOUSE/INDUSTRIAL UNIT

APPOINTED AGENT



0151 255 0755

Contact:

Tim Garnett

Tel: 0151 255 0755

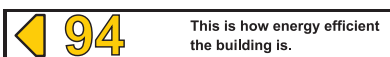
Mob: 07852 240103

Email: timgarnett@keppiemassie.com

TERMS

The property is available via a new lease at a quoting rent of £6.50 per sq.ft pa (£69.97 per sq.m pa).

EPC



This is how energy efficient the building is.

MANAGED BY



THE PRIME
GROUP

Chichester House

91 Moss Lane East, Manchester, M15 5GY

Contact: Imran Younus

0161 546 3215 | imran@theprimegroupuk.com

www.theprimegroupuk.com

BUSINESS RATES

The Rateable Value of Warehouse 1 is £19,250.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.