



# TO LET

# INDUSTRIAL UNITS

## Units at Effingham Street, Bootle, Merseyside L20 8JX

- Available now
- Located off Derby Road
- Well established industrial area

### LOCATION

The units are located in Bootle, a well-established suburb in the north of Liverpool, being just 2.3 miles from Liverpool City Centre & only 5 miles from Switch Island connecting to M57/M58 and wider national motorway networks.

The premises benefits from excellent communications being directly accessible by the A565 (Derby Road), acting as the main arterial route from the city centre to North Liverpool & wider Merseyside/Lancashire

**mason  
owen...**

property consultants

**0151 242 3000**  
[www.masonowen.com](http://www.masonowen.com)

## Units at Effingham Street, Bootle, Merseyside L20 8JX



### Description

The units are of brick construction with steel truss roof and forms part of a wider terrace of industrial premises in the Dock Area of North Liverpool. The units benefit from a single steel sliding loading door directly accessed by Effingham Street. The units have a generous eaves height of 8m and concrete slab flooring, allowing for extensive racking.

### Areas

Unit	Sq Ft	Sq M	Rent	Availability
3	8,270	768.30	£3.25 psf	Let
5	5,499	510.87	£3.25 psf	Available

### Tenure

Available by way of a new full repairing and insuring lease on terms to be agreed.

### Rates

Unit 3 - Rateable Value £13,500 - Let  
Unit 5 - Rateable Value £13,500

### EPC

Unit 3 - D93 - Let  
Unit 5 - E124

### Service Charge

None Payable

### Insurance

To be confirmed

### VAT

We understand that the premises are registered to VAT and all prices, outgoing and rentals will be subject to VAT at the prevailing rate.

### Legal Costs

Each party to be responsible for their own legal costs.

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*

### Viewing

Strictly through the agents:

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Or via the Joint Agents



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