

# TO LET/FOR SALE



Modern Office & Industrial Complex with yard

Ferazzi House, Bridle Way, Bootle, Liverpool L30 4UA



**8,150 sq. ft. Total**  
Area



**£50,000 p/a**  
Rent



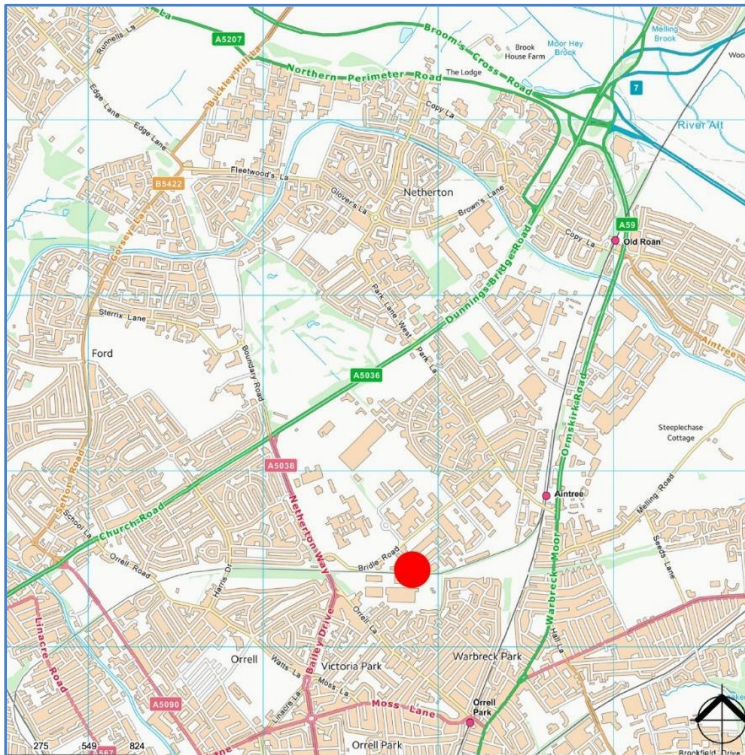
**£20,500**  
Rates - RV



**C75**  
EPC

- 8,150 sq ft on 0.47 acres approx.
- Established Industrial Area
- Excellent Transport Connections
- Direct Access to Switch Island and City Centre





## Location

The site is located on Bridle Way in Bootle, in the heart of the industrial Park.

The premises is well connected being just 2.5 miles from Switch Island the main junction accessing the M57 & M58 to Manchester and wider motorway networks.

Bootle is widely regarded as the hub of business for North Liverpool, with a number of well-established companies using the well-connected town for their company HQ's.

The site benefits from excellent local amenities with Aintree Retail Park just 1.5 miles from the premises, including such occupiers as Boots, Asda, Costa and McDonald's.

Local public transport connections include Aintree Trains Station (1 mile) connecting to North and South Liverpool, City Centre, and The Wirral. There are also numerous bus stops along Bridle Road.

## Description

The site comprises of four separate building with one temporary structure which are arranged around a fully enclosed site which is surfaced in a mixture of concrete hard standing tarmac.

**Unit 1 (main warehouse)** is of steel portal frame construction, brick elevations, external plastic-coated steel profile cladding, asbestos roof incorporating 15% roof lights and benefits from loading capabilities via two electric roller shutter doors.

**Unit 2 (workshop)** is of breeze block construction with external plastic-coated profile steel cladding, metal roof and accessed via one swim pedestrian door.

**Unit 3 (office)** comprises of brick/breezeblock construction with a metal sheet roof, double glazed UPVC windows and incorporating open plan and private office with male and female toilet facilities.

**Unit 4 (main office)** is o steel portal frame construction insulated plastic coated cladded roof incorporating 15% roof lights. The premises is well decorated with marble flooring and generous office accommodation on both ground and mezzanine level.

**Unit 5 (Nissan Hut)** offers approx. 951 sq. ft. of dry storage.

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## Areas

TOTAL Accommodation: 8,150 sq. ft. (757.1 m2)  
TOTAL Site Area: 0.471 Acres (0.191 hectares)

	Sq. Ft.	Sq. M.
<b>Unit 1 (Main Warehouse)</b>	4,124	383.1
Mezzanine	163	15.1
<b>TOTAL</b>	<b>4,286</b>	<b>398.2</b>

	Sq. Ft.	Sq. M.
<b>Unit 2 (Workshop)</b>	497	46.2

	Sq. Ft.	Sq. M.
<b>Unit 3 (Office)</b>	640	59.5

	Sq. Ft.	Sq. M.
<b>Unit 4 (Main Offices)</b>		
Ground	1,086	100.9
Mezzanine Level	708	65.8
<b>Total</b>	<b>1,794</b>	<b>166.7</b>

	Sq. Ft.	Sq. M.
<b>Unit 5 (Nissan Hut - Temporary Structure)</b>	951	88.4

## Terms

The complex is available to let on terms to be agreed at a rent of £50,000 pax.

Alternatively, consideration may be given to a sale of the freehold interest. Price on application.

## Rates

Rateable Value : £20,500  
Rates Payable 2023/24: £10,230

## EPC

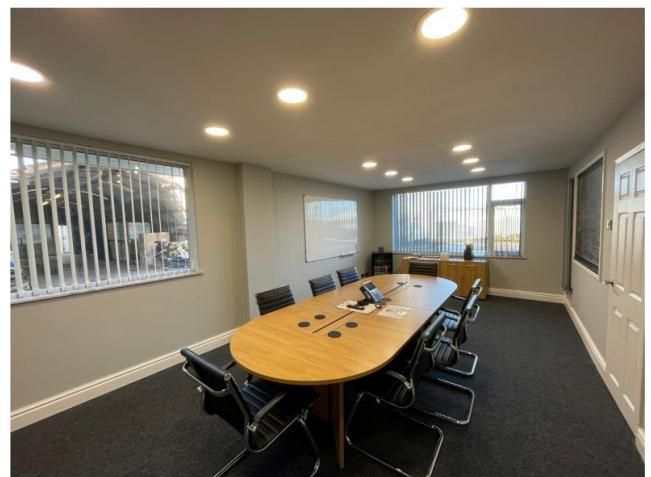
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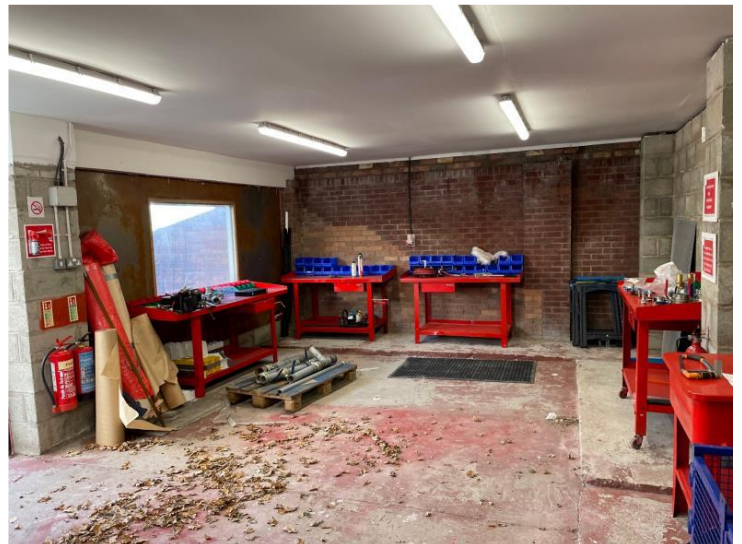
## Legal costs

Each party to be responsible for their own legal costs.

## VAT

All prices/rents and outgoings are exclusive of VAT which may be charged at the prevailing rate.





For further information please contact:



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#### [Code for Leasing Business Premises](#)

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### [Anti 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.

#### [Disclaimer](#)

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