

# TO LET



Self Contained Office Accommodation with Parking

## Sterling House, Bridle Way, Bootle L30 4UJ



**3,574 sq ft**

Total Area



**£35,744 p/a**

Rent



**£33,250**

Rates - RV



**E-111**

EPC

- Three storey office development with flexible internal layout
- Reception area and kitchen facilities
- On site car parking
- Well established enterprise area within proximity to main arterial routes
- Male and Female WC



### Location

Bootle is located approximately six miles north of Liverpool city centre and benefits from good road links with both the M58 and M57 motorways easily accessible and providing direct access to the M6 motorway to the east and the M62 motorway to the south.

The offices are situated on the Lockwoods Development Site, an established commercial area that is accessed via Netherton Way (A5038) or Ormskirk Road (A59). There are a wide range of amenities within the immediate vicinity. The Aintree Racecourse Retail Park is within 0.5 miles on Ormskirk Road, as is Aintree Railway Station.

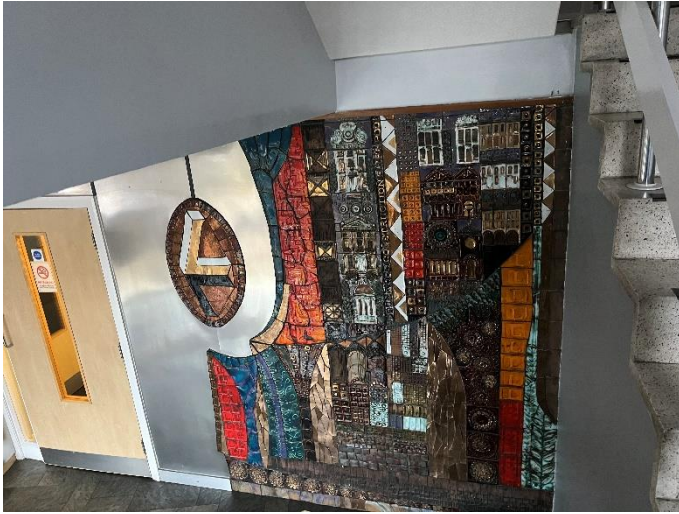
### Description

The offices are arranged over three floors, with a reception area and kitchen facilities on the ground floor. The offices are currently arranged in various sizes and layouts throughout the property. The suites can be kept in their current layout or tweaked based on the incoming tenant's requirements.

All mains services are connected and there is central heating throughout. There are male and female WC facilities on both the ground and 1<sup>st</sup> floors. The office also has on-site parking facilities at the front of the property.

### Services

All main services are connected.



### Accommodation

Net Internal Area (NIA):

	Area	Sq m	Sq ft
Ground Floor	Reception	19.94	215
	Kitchen	9.79	105
	Offices	61.56	663
	Storage	22.31	240
First Floor	Offices	123.32	1,327
Second Floor	Offices	95.15	1,024
<b>Total</b>		<b>332.07</b>	<b>3,574</b>



### Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£35,744 per annum (£10.00 psf) exclusive of Rates, VAT, Service Charge and all other outgoings.

### Rates

Rateable Value April 2023 Valuation: £33,250

### EPC

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### Service Charge & Insurance

TBC

### VAT

All figures quoted are exclusive of VAT, which will be charged and the prevailing rate.

### Legal Costs

Each party to be responsible for their own legal costs.



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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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