

Millers Bridge Industrial Estate, Bootle

Derby Road, Bootle, Liverpool, L20 1EE

1 Unit Left



Millers Bridge is a well established industrial estate on the corner of Millers Bridge, 3 miles North of Liverpool City Centre.

Property Type	Industrial
Tenure	To Let
Size	617 to 675 sq ft (62.71 sq m)
Rent	£6.50 per sq ft
EPC Rating	This property has been graded as 99(D)

Key Points

- > 600-5,000 sqft
- > Adjacent to Bootle Docks
- > 3 miles from Liverpool City Centre
- > Move in within 24 hours

Location

Millers Bridge Industrial Estate occupies a highly prominent position on the corner of Millers Bridge and Derby Road 3 miles North of Liverpool City Centre. Millers Bridge runs into the A5080 Balliol Road which forms part of the city's inner ring road, connecting with A580 East Lancs Road and M62 motorway.

Accommodation

Description	Sq ft	Rent	Service Charge	Availability
Unit 6	617	£4,010.50 per annum	£481.26 per annum	Available

Description

Millers Bridge is a well established industrial estate comprising 39 units varying in size from 600 sq ft up to 5,000 sq ft. All are suitable for light industrial, storage and workshop use. Each unit is self-contained with roller shutter door access and parking/loading in front. The majority also have kitchen and WC facilities. The industrial estate benefits from out of hours monitored CCTV, a perimeter fence and gates.

Lease Terms

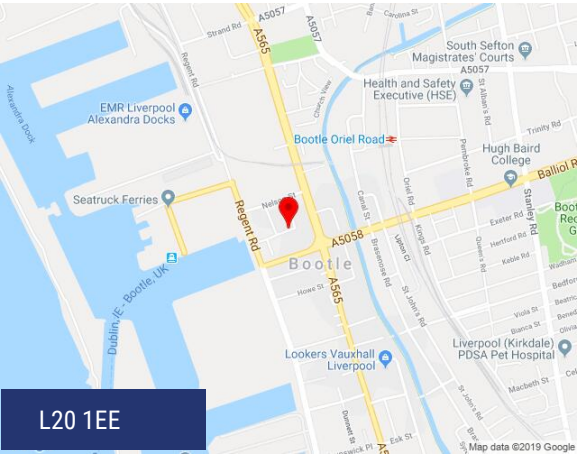
The units are available to rent on tenancy agreements from 12 months to 10 years in length.

Rates

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

Service Charge and Insurance

Each tenant will reimburse the Landlord the cost of building insurance and service charge. Service charge covers items such as communal landscaping and litter picking, CCTV monitoring and maintenance etc.



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

Sian Hindle

Sian.hindle@hurstwoodholdings.com

Joint Agents:

Thomas Marriot

01925320520
thomas@b8re.com