



INDURENT

BRASENOSE BUSINESS PARK

BOOTLE, LIVERPOOL L20 8HL
//RACED.OTHERS.FULLY

RECENTLY REFURBISHED UNITS
UNITS FROM 2,200 - 16,000 SQ FT



Strategically located
2.5 miles north of
Liverpool City Centre.



24 hour access.



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Brasenose Business Park has warehouses that will deliver benefits for your business, your people and the environment.

Brasenose Industrial Estate consists of 30 industrial units ranging from 1,000 to 16,000 sq ft, offering flexible space suitable for a variety of business uses, including light industrial, trade counter, warehouse, and storage. The estate is located just 2 miles from Liverpool City Centre and approx. 1 mile from Everton's new football stadium at Bramley-Moore Dock, a development expected to bring significant investment and regeneration to the area.

Many units at Brasenose Industrial Estate come with separate demised yard areas and off-street parking, offering convenience for business operations.

The estate is well connected, being 2 miles from J1 of the M62 motorway and 4 miles from J4 of the M57 motorway, providing easy access to major road networks.



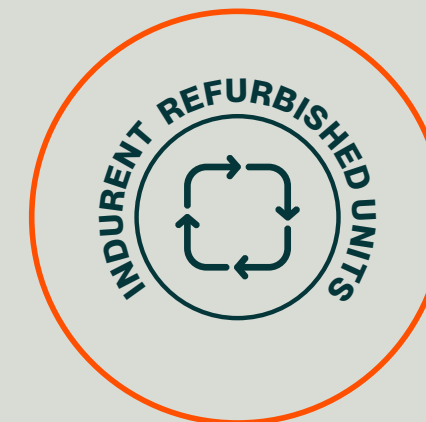
Car parking.



Electric roller shutter doors.



LED lighting.



Recently refurbished units.

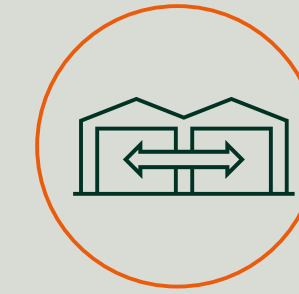


Warehousing that Works.

Why choose Brasenose Business Park?



Brasenose Park offers flexible spaces suitable for a variety of business uses.



Brasenose Park offers the ability to combine units for larger requirements here.

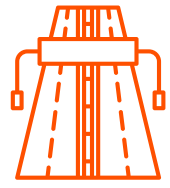


Just 2 miles from J1 of the M62.



Warehousing that Works.

You're well-connected.



MAJOR ROADS

M62 (Junction 1) 2.0 miles
 M57 (junction 4) 4.0 miles
 A5139 5.9 miles



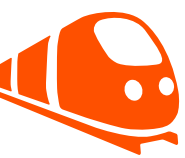
CITIES/MAJOR TOWNS

Liverpool 2.5 miles
 Warrington 20.6 miles
 Manchester 37.0 miles



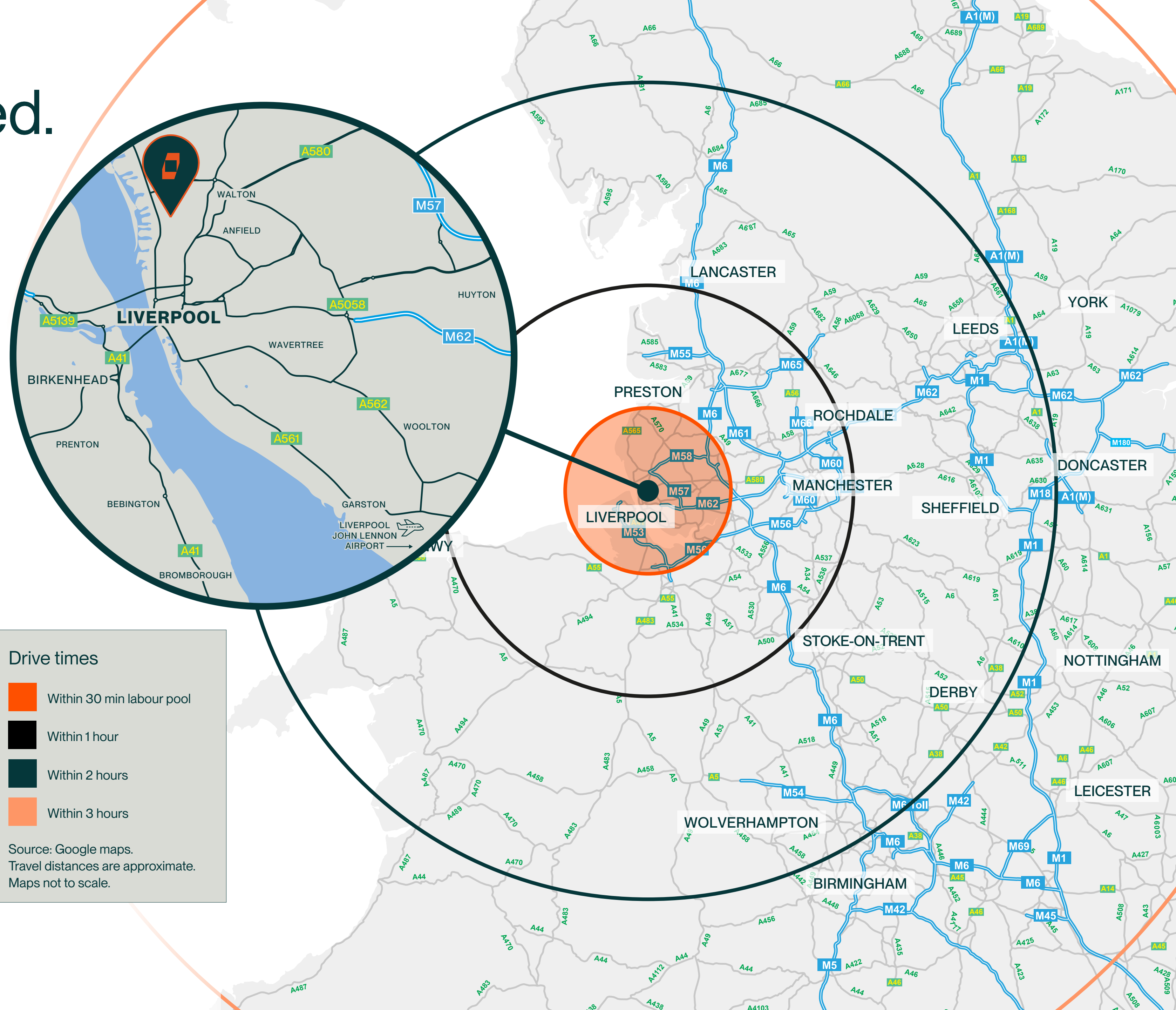
AIRPORTS

Liverpool John Lennon Airport 1.5 miles
 Hawarden Airport 26.4 miles
 Manchester Airport 37.1 miles



RAILWAY STATIONS

Liverpool Lime Street Station 2.5 miles
 Moorfields Station 2.7 miles
 Liverpool Central Station 3.4 miles



Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
 Travel distances are approximate.
 Maps not to scale.

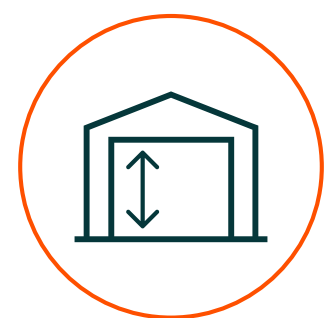
Schedule of accommodation.

| | | |
|-------------|--------------------|------------------------|
| AVAILABLE | 2 Glendower Street | 4,193 SQ FT (389 SQ M) |
| AVAILABLE | 4 Glendower Street | 4,120 SQ FT (383 SQ M) |
| AVAILABLE | 6 Glendower Street | 4,199 SQ FT (390 SQ M) |
| AVAILABLE | 7 Glendower Street | 4,203 SQ FT (390 SQ M) |
| AVAILABLE | 36 Brasenose Road | 2,202 SQ FT (205 SQ M) |
| COMING SOON | 39 Brasenose Road | 2,462 SQ FT (229 SQ M) |
| COMING SOON | 41 Brasenose Road | 3,083 SQ FT (286 SQ M) |

All floor areas are approximate gross internal areas.



EPC rated A/B



6m eaves height



Starter units



Warehousing that Works.

Site plan.

KEY

-  AVAILABLE
-  COMING SOON



Site plan is indicative.




Warehousing that Works.



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Warehousing that Works.

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