

Industrial

# 2 GLENDOWER STREET | BRASENOSE BUSINESS PARK

Brasenose Road, Liverpool, L20 8HL



## 2 GLENDOWER STREET | 4,193 SQ FT

### Industrial Unit with Office

This unit has recently undergone a full external refurbishment with a new roof and internal renovation benefitting from a new roller shutter and LED lighting. Warehouse and office accommodation well suited for a range of uses such as light industrial, manufacturing or retail warehouse/trade counter. Being located on the edge of Bootle, it is with close proximity to Liverpool City Centre as well as key road networks including the M58 and the M6. If you are looking for larger space there is the ability to combine these units to 8,000, 12,000 or 16,000sqft.



Lease Type

New



### Unit Summary

- ☒ 24 Hour Access
- ☒ Premier Industrial Location
- ☒ LED Lighting
- ☒ Close to Transport
- ☒ Car Parking
- ☒ WC facilities



### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£33,000.00	£7.87
Rates	£9,250.00	£2.21
Maintenance Charge	£5,900.00	£1.41
Insurance	£838.60	£0.20
Total Cost	£48,988.60	£11.68

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.



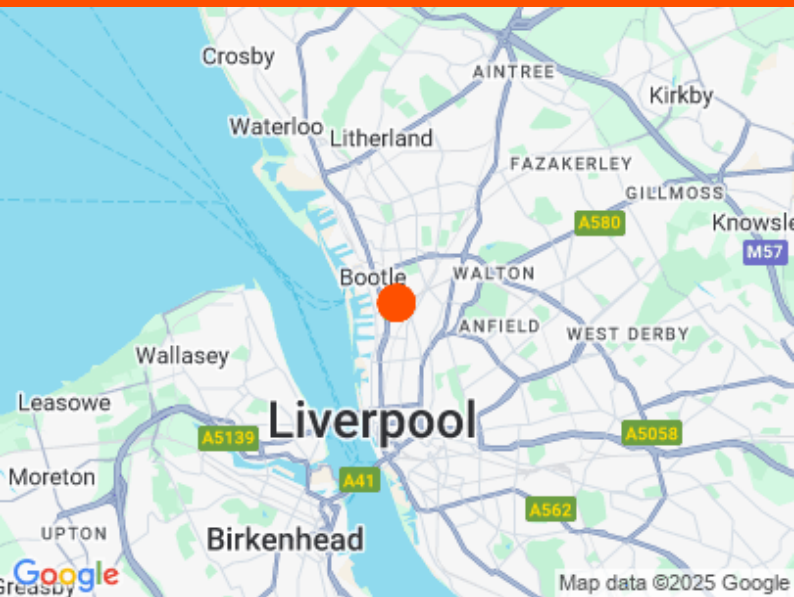
For more info please visit: [unit.info/UIP0101697](http://unit.info/UIP0101697)

**+44(0) 808 169 7554**

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### Location

Brasenose Business Park is located on Brasenose Road (B5318) in the town of Bootle, which is in close reach of Liverpool City Centre.



Road  
M57: 5 miles



Airport  
Liverpool John Lennon: 11 miles



Rail  
Bootle: 2 miles

### Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (39)

### Key Contact



**Hannah Craig**

Senior Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of [indurent.com](https://indurent.com)"



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