

Industrial

# 36 BRASENOSE ROAD | BRASENOSE BUSINESS PARK

Brasenose Road, Liverpool, L20 8HL

## 36 BRASENOSE ROAD | 2,202 SQ FT

### Industrial Unit

Unit 36 is 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. The unit is currently undergoing full internal refurbishment and also benefits from a small gated yard. Car Trade will unfortunately not be accepted on this site.

Lease Type

New



### ✓ Unit Summary

- ☒ Refurbished Unit
- ☒ LED Lighting
- ☒ Flexible Space
- ☒ Premier Industrial Location
- ☒ WC facilities
- ☒ 24 Hour Access

### £ Occupational Costs

|                    | Per Annum  | Per Sq Ft |
|--------------------|------------|-----------|
| Rent               | £18,300.00 | £8.31     |
| Rates              | £4,050.00  | £1.84     |
| Maintenance Charge | £3,100.00  | £1.41     |
| Insurance          | £440.40    | £0.20     |
| Total Cost         | £25,890.40 | £11.76    |

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.

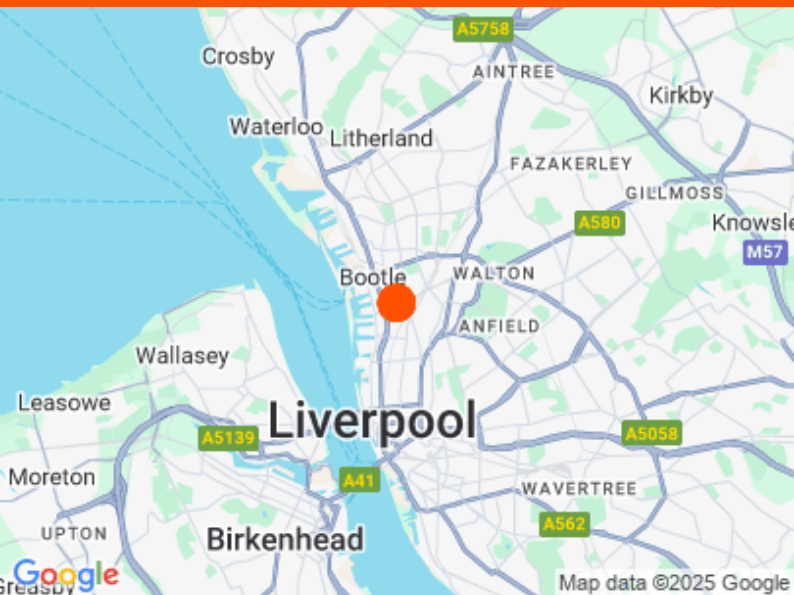
➔ For more info please visit: [unit.info/UIP0101703](http://unit.info/UIP0101703)

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

Industrial

# 36 BRASENOSE ROAD | BRASENOSE BUSINESS PARK

Brasenose Road, Liverpool, L20 8HL



## 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 (36)                                                                                             |

## 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)"



+44(0) 808 169 7554



[enquiries@indurent.com](mailto:enquiries@indurent.com)

+44(0) 808 169 7554

[www.indurent.com](https://www.indurent.com)

Follow us



For more info please visit: [unit.info/UIP0101703](https://unit.info/UIP0101703)

+44(0) 808 169 7554