

Industrial

46 BRASENOSE ROAD | BRASENOSE BUSINESS PARK

Brasenose Road, Liverpool, L20 8HL



46 BRASENOSE ROAD | 2,665 SQ FT

Industrial unit with Office Accommodation

This unit contains warehouse and office space well suited for a range of uses such as light industrial, manufacturing or retail warehouse/trade counter. 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.

Lease Type **New**



✔ Unit Summary

- Private Yard
- LED Lighting
- Premier Industrial Location
- 24 Hour Access
- WC facilities
- Car Parking

£ Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|-------------------|---------------|
| Rent | £20,900.00 | £7.84 |
| Rates | £4,850.00 | £1.82 |
| Maintenance Charge | £3,800.00 | £1.43 |
| Insurance | £533.00 | £0.20 |
| Total Cost | £30,083.00 | £11.29 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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.

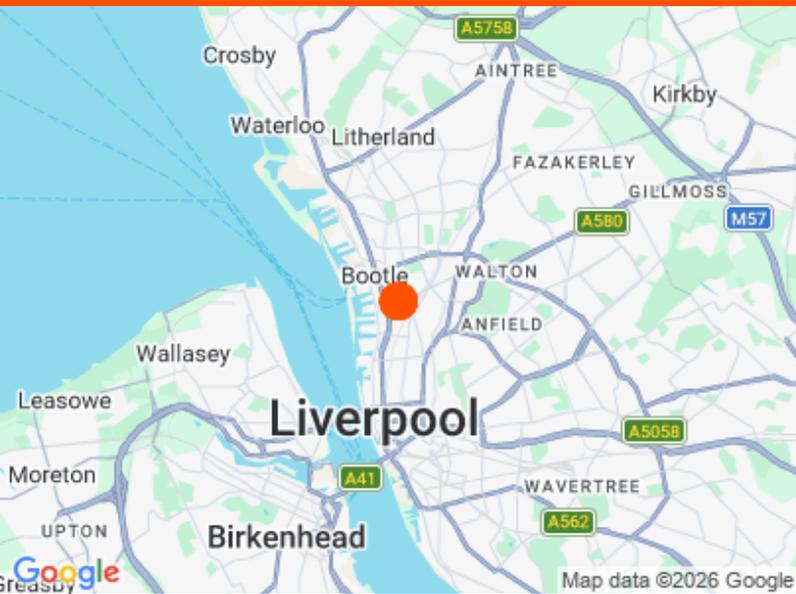
➔ For more info please visit: unit.info/UIP0101720

+44(0) 808 169 7554

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Location

Brasenose Business Park is located on Brasenose Road (B5318) in the town of Bootle. It is located approximately 2.5 miles north 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 | A (23) |

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"



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enquiries@indurent.com

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www.indurent.com

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