


# BridgeWaterYard


## Industrial

### Bootle Merseyside



**1** Individual industrial units available from 46.5 sq m (500 sq ft) to 634.5 sq m (6,830 sq ft)

Planning consent has been obtained for a 1,993 sq m (21,450 sq ft) development of manufacturing units available in sizes ranging from 46.5 sq m (500 sq ft) to 635 sq m (6,830 sq ft), each with dedicated parking. Accommodation will be offered on flexible terms on an 'easy in - easy out' serviced basis.



**2** Planning consent for bespoke units from 441.29 sq m (4,750 sq ft) to 3,716 sq m (40,000 sq ft)

As an alternative to the above, design and build packages are available for bespoke units from 441.29 sq m (4,750 sq ft) to 3,716 sq m (40,000 sq ft) with generous parking and yard areas.

# Proposed Accommodation

The following approximate areas have been calculated from plans of the proposed scheme.

<b>Building 1a</b>			
2 units	Total	634.5 sq m	6,830 sq ft
<b>Building 1b</b>			
2 units	Total	501.66 sq m	5,400 sq ft
<b>Building 1c</b>			
6 units	Total	415.3 sq m	4,470 sq ft
<b>Building 1d</b>			
3 units	Total	441.3 sq m	4,750 sq ft
<b>Building 2</b>		Total	3,716 sq m
			40,000 sq ft

## Location

Bootle is a mixed use area located approximately 3 miles north of Liverpool City Centre. The area has a busy retail centre and a number of substantial industrial occupiers including P+O, Cargill, HSS Event Hire and Mersey Docks and Harbour Company. Bootle is highly accessible by road and is also a popular office location.

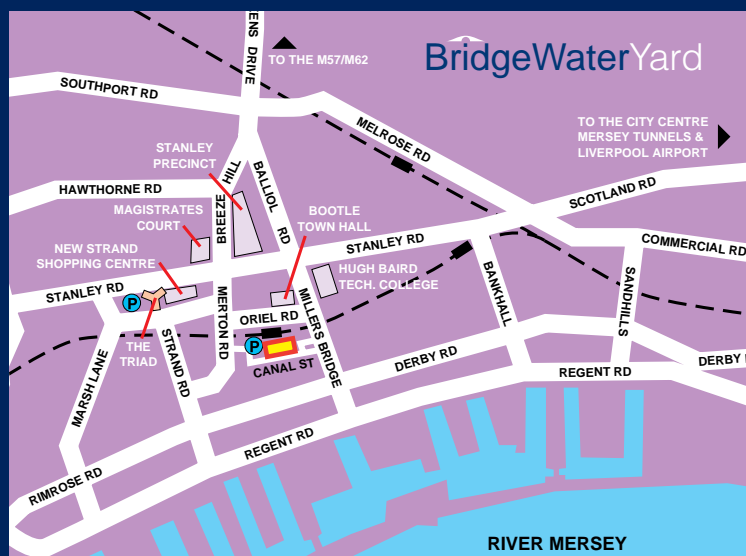
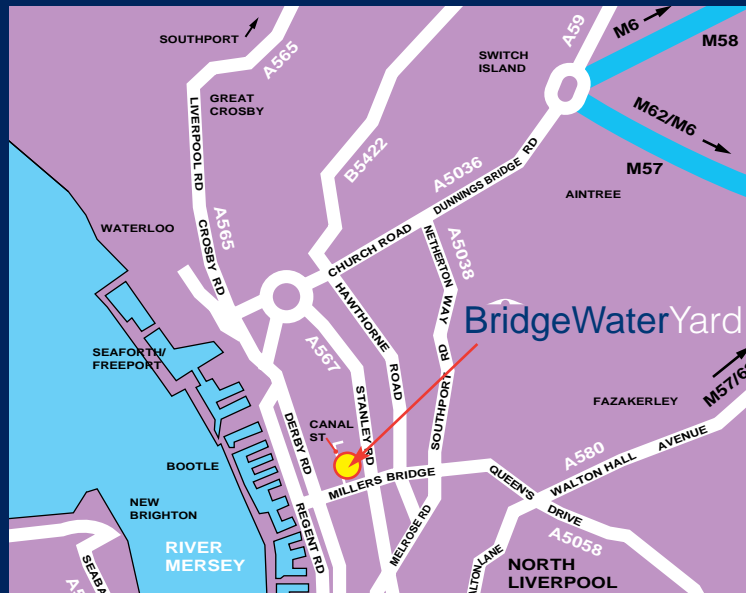
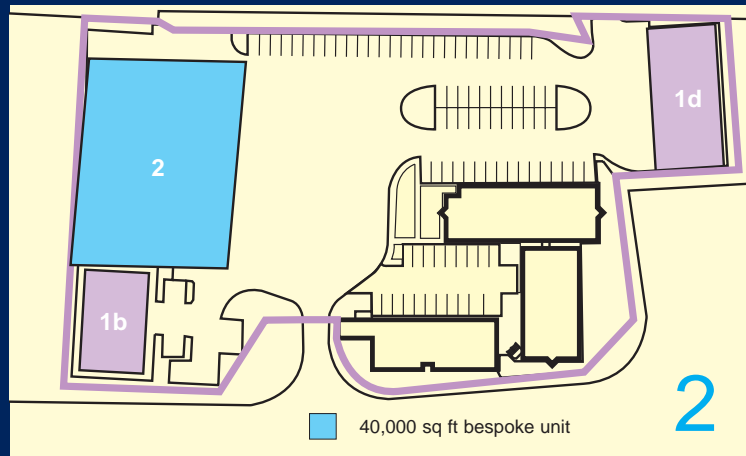
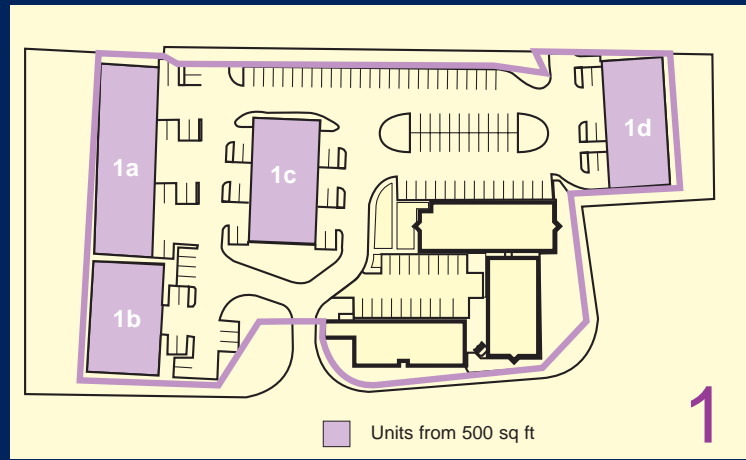
The property itself is situated on Canal Street to the rear of Oriel Road Railway Station and within the Berry Street Industrial Estate. It is easily accessed from the (A5058) Millers Bridge which connects to the main arterial routes in and out of Liverpool city centre including the (A565) Derby Road and (A5036) Regent Road. The area is well served by public transport.

## Rental Terms

Upon application.

## Viewing

Upon application to the joint sole agents.



Contact Andrew Kelly

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Contact Jonathan Swain

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