



TO LET

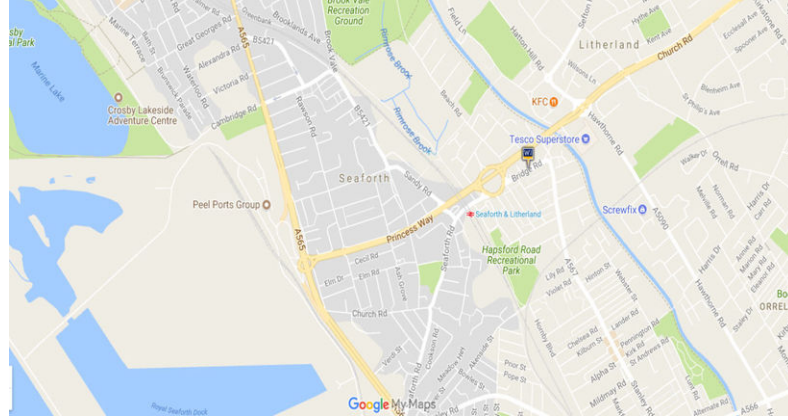
BRIDGE ROAD INDUSTRIAL ESTATE

LITHERLAND, MERSEYSIDE, L21 2QG



- Established Location
- Excellent Transport Links
- Good Nearby Amenities
- Close to Bootle Town Centre
- CCTV On Site
- Ample Forecourt and Car Parking Areas

WORKSHOP / INDUSTRIAL UNITS
495-1,001 SQ FT (45.9-92.9 SQ M)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Seaforth & Litherland Train Station	0.2	5	Walk
Bootle	2.6	8	Drive
M57/M58	2.9	9	Drive
Liverpool		27	Train

Source: theAA.com

BRIDGE ROAD INDUSTRIAL ESTATE

LITHERLAND, MERSEYSIDE



DESCRIPTION

Bridge Road Industrial Estate offers a range of single storey workshop units totalling 10,580 sq ft in 14 units. The workshop units range in size from 495 sq ft up to 1,001 sq ft, and benefit from a good parking ratio and circulation space. The units are constructed of brick and blockwork walls with reinforced concrete floor and manually operated up and over loading doors. The estate also has the benefit of good security with CCTV on site.

SPECIFICATION

- Reinforced concrete floor
- Brick and blockwork walls
- Manually operated up and over loading doors
- CCTV on site
- Forecourt and car parking areas

EPC

The EPC ratings on the available units range from B48 - C59, Copies of individual EPC's are available upon request.

LOCATION

Bridge Road Industrial Estate is ideally situated from the A5036 Princess Way in Litherland providing good visibility to a major A road. Litherland neighbours Waterloo, Seaforth and Bootle and is only 5 miles from Liverpool City Centre.

The estate benefits from excellent transport links being less than 10 minutes away from the start of the M57 and M58 providing links to the wider region. The Seaforth and Litherland railway station is only 5 minute walk away and is served by the Merseyrail network. In addition the estate has good nearby amenities including a range of eateries and retail outlets. Tesco, Lidl and KFC are all within walking distance.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk



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