

TO LET



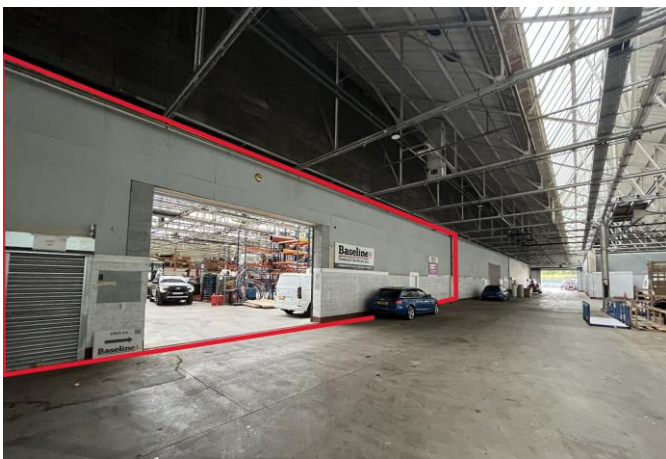
RogerHannah

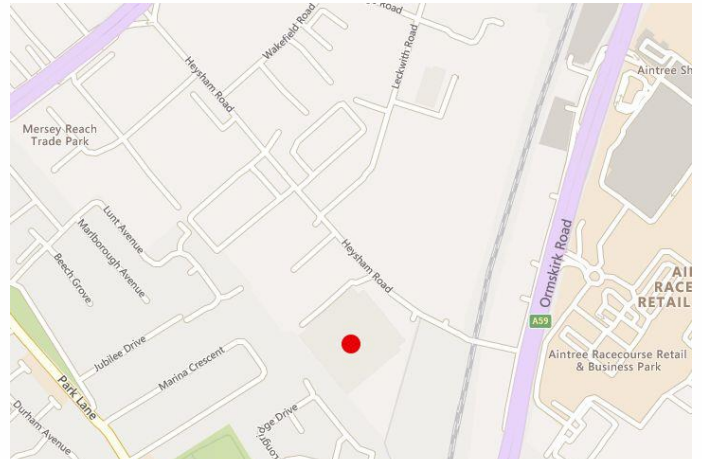


Box 8A The Box Works, Heysham Road, Bootle, Sefton, Merseyside, L30 6UR

Large Industrial Unit
9,838 Sq Ft (913.95 Sq M)

- Located on an Established Industrial Estate
- Nearby Access to M57 and M58 Motorways
- Open Plan Layout with Facilities
- Shared Customer Car Park





Location

Located on the southern side of Heysham Road in Bootle, The Box Works offers excellent accessibility. Heysham Road connects directly to Ormskirk Road (A59) for easy access to the M57 and M58 motorways. Liverpool City Centre is 6 miles south, with Aintree Railway Station and Aintree Racecourse just 0.5 miles to the southwest, enhancing connectivity for your business.

Description

Box 8A is a spacious warehouse featuring a steel portal frame and brick/blockwork elevations. This ground-floor space offers an open-plan industrial layout, with offices, kitchen, and WC facilities at the rear, plus a mezzanine for additional storage. Key internal features include fluorescent strip lighting and a durable concrete floor. Access is via a communal roller shutter, and a private electric roller shutter or personnel door. Externally, there is a shared car park on a first-come, first-served basis. Mains services include electricity, water, and drainage, all of which are charged separately to rent.

Accommodation

Measured in accordance with the RICS Property Measurement (2nd Edition) to provide the following approximate Gross Internal Area:
Ground Floor Warehouse 9,838 sqft / 914.36 sqm

Business Rates

Rateable Value 2023 = £27,500 per annum.
We advise all interested parties to make their own enquiries with the Valuation Office Agency.

EPC

D (81). A copy of the EPC is available on request.

Asking Rent

The property is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed at an initial rental of £35,000 per annum plus VAT.

Service Charge

The current Service Charge payable by the Tenant is £5,271.44 per annum plus VAT. This is reviewed on an annual basis.

Property Insurance

The current Property Insurance payable by the Tenant is £2,269.39 per annum plus VAT. The policy is reviewed on an annual basis and the renewal date is 24/05/2025, at which point the new premium will be apportioned to Tenants.

VAT

VAT is applicable on this property.

Legal Costs

A fixed Fee of £275 plus VAT is payable by the Tenant for credit checks and preparation of Lease.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Robyn Egan

T: 0161 429 1674

E: robynegan@roger-hannah.co.uk

Date of Preparation

01 November 2024