

LOT  
**31**

# 3 Bridle Way, Bootle, Merseyside L30 4UA

## VACANT COMMERCIAL

Guide price **£75,000+**



Not to scale. For identification purposes only

**A three storey office building to include two workshop units to the rear with their own shared dedicated yard. The property was previously used as a serviced office centre and is fitted out for this use. It would also be suitable for potential investment or owner occupier opportunity subject to the relevant consents.**

### Situated

The property is situated on Bridle Way, off Bridle Road and Park Lane on an established Netherton Industrial Estate. The property is within 2 miles of Junction 7 of the M57 which

provides direct access to the M62 and 4 miles away from Liverpool.

### Office Accommodation

Foyer Reception, concierge Office, three Office Rooms, store room,

Gents WC and disabled toilet.

Net area 5,224sq ft

### Workshop Units

Two workshop units built under a pitched roof over a steel frame support and constructed of part block work/brick and accessed via manual roller shutters. Warehouse 1 contains a porta cabin office and separate toilet block.

Net area 6,358sq ft.

### Note

The property benefits from an intruder alarm/fire detection system and manual steel roller shutters. The premises are held under a long leasehold interest granted for 99 years from 1st November 1965.

