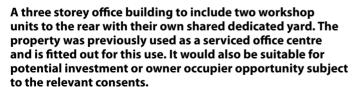
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3 Bridle Way, Bootle, Merseyside L30 4UA VACANT COMMERCIAL

Guide price **£75,000+**





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,



Not to scale. For identification purposes only

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.

