

# Farriers Way Industrial Estate

Netherton Industrial Estate Bootle L30 4XL

Warehouse | 996 - 5,021 ft<sup>2</sup>



Roller shutter door



WC facilities



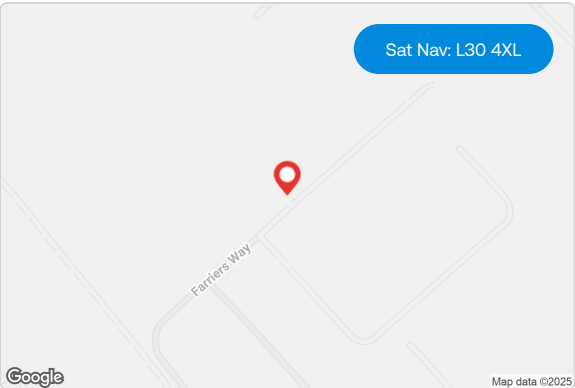
3 phase electricity



M57 and M58 motorway

Available to Let





## Description

Farriers Way Industrial Estate offers a variety of workshop/warehouse units of varying sizes and specification. The units benefit from roller shutter access, 3 phase electricity, WC facilities and on-site parking.

## Location

Accessed via Bridle Way, off Bridle Road, Farriers Way is a busy trading estate which is located close to motorways and the docks. The M57 and M58 are motorways located approximately two miles to the north and Liverpool Freeport is approximately three miles to the west.

### Further information

**EPC**  
Unit 5: D, Unit 9: C, Unit 52: B

**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 5	Warehouse	2,515	Immediately	2,830
Unit 9	Warehouse	1,510	Immediately	1,760
Unit 52	Warehouse	996	Immediately	1,165
Total		5,021		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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