

# Farriers Way Industrial Estate

Netherton Industrial Estate Bootle L30 4XL

Warehouse | 1,510 - 4,025 ft<sup>2</sup>



Roller shutter door



WC facilities



3 phase electricity



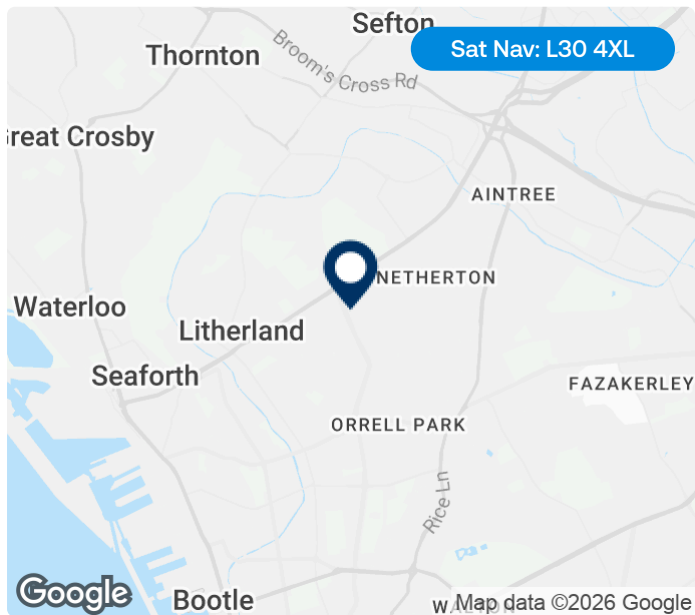
M57 and M58 motorway

Available to Let



## Location & Connections

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.





## 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.

### Further information

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

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.

### Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 5	Warehouse	2,515	Immediately
Unit 9	Warehouse	1,510	Under offer
Total		4,025	

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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# Mileway

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