

Industrial

# 4 Ceres Street | Brasenose Business Park

📍 Brasenose Road, Liverpool, L20 8HL

## 4 Ceres Street | 1,393 sq ft

Ideal trade counter unit coming soon

This unit is well suited for a range of uses such as light industrial, manufacturing or retail warehouse/trade counter. Being located on the edge of Bootle, it is with close proximity to Liverpool City Centre as well as key road networks including the M58 and the M6.

Our units at Brasenose Business Park are currently undergoing an extensive external overhaul, to include a new roof, external cladding, pedestrian door and windows. In addition, all units come fully refurbished internally. Car Trade will unfortunately not be accepted on this site.

Lease Type

New



### ✔ Unit Summary

- 24 Hour Access
- Flexible Space
- LED Lighting
- Car Parking
- WC Facilities
- Roof Lights

### £ Occupational Costs


	Per Annum	Per Sq Ft
Rent	£9,800.00	£7.04
Rates	£3,175.20	£2.28
Maintenance Charge	£1,900.00	£1.36
Insurance	£278.60	£0.20
<b>Total Cost</b>	<b>£15,153.80</b>	<b>£10.88</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UUK0600199](http://unit.info/UUK0600199)

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## Location

Brasenose Business Park is located on Brasenose Road (B5318) in the town of Bootle, which is in close reach of Liverpool City Centre.



### Road

The property is located between Derby Road (A565) and Stanley Road (A567) within an established industrial area situated approximately 3 miles north of Liverpool City Centre



### Airport

Liverpool John Lennon Airport is located roughly 11 miles south of the estate and is within a 25 minute drive time.



### Rail

The property is located between Derby Road (A565) and Stanley Road (A567) within an established industrial area situated approximately 3 miles north of Liverpool City Centre

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (97)

## Key Contact



### Hannah Webster

Customer Engagement Manager

"Hannah joined Industrials in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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