

Industrial

# Unit B1 Boaler Street | Boaler Street Industrial Estate

📍 Boaler Street, Liverpool, L6 9JQ

## Unit B1 Boaler Street | 3,794 sq ft

Industrial Unit available soon

This unit under refurbishment provides high quality industrial space in a secure and well maintained environment, with excellent proximity to Liverpool City Centre. The units lend themselves to trade counter, storage and more traditional industrial uses. The estate benefits from 24-hour security and a palisade perimeter, allocated parking and generous circulation space.

Lease Type

New



### ✔ Unit Summary

- Premier Industrial Location
- Well Maintained Estate
- LED Lighting
- Close to Transport
- Car Parking
- WC facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£37,000.00	£9.75
Rates	£10,710.00	£2.82
Maintenance Charge	£6,000.00	£1.58
Insurance	£758.80	£0.20
<b>Total Cost</b>	<b>£54,468.80</b>	<b>£14.36</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/UIP0100160](http://unit.info/UIP0100160)

**+440 808 169 7554**

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## Location

Boaler Street is located 1.5 miles east of Liverpool City Centre, and offers strong road networks allowing easy access in and out of the city



### Road

The estate is positioned adjacent to the A5049 West Derby Road, which provides a main thoroughfare to Liverpool city centre to the west. Boaler Street benefits from convenient access to the start of the M62, positioned less than 3 miles to the east.



### Airport

Liverpool John Lennon Airport is located approximately 8 miles to the south of the property and is within a 25 minute drive time.



### Rail

The estate is positioned adjacent to the A5049 West Derby Road, which provides a main thoroughfare to Liverpool city centre to the west. Boaler Street benefits from convenient access to the start of the M62, positioned less than 3 miles to the east.

## 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 (96)



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## 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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