



Industrial

Unit B2 Boaler Street | Boaler Street Industrial Estate

Boaler Street, Liverpool, L6 9JQ

Unit B2 Boaler Street | 3,264 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

- Flexible Space
- Premier Industrial Location
- Well Maintained Estate
- LED Lighting
- Car Parking
- WC facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£31,900.00	£9.77
Rates	£8,190.00	£2.51
Maintenance Charge	£5,200.00	£1.59
Insurance	£652.80	£0.20
Total Cost	£45,942.80	£14.08

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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/UIP0100161

+440 808 169 7554

Unit B2 Boaler Street | Boaler Street Industrial Estate



Boaler Street, Liverpool, L6 9JQ



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 (91)



enquiries@industrials.co.uk
+440 808 169 7554

www.industrials.co.uk

Follow us



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."



Call +440 808 169
7554