



## Millers Bridge Industrial Estate, Derby Road, Bootle, L20 1EE

Millers Bridge is a well-established industrial estate on the corner of Millers Bridge, 3 miles North of Liverpool City Centre.

Tenure	To Let
Available Size	597 to 2,500 sq ft / 55.46 to 232.26 sq m
Rent	£695.00 - £1,667.00 per month
Business Rates	Upon Enquiry
EPC Rating	D (99)

### Key Points

- > Adjacent to Bootle Docks
- > Move in within 24 hours
- > 3 miles from Liverpool City Centre

## Description

Millers Bridge is a well established industrial estate comprising 39 units varying in size from 600 sq ft up to 5,000 sq ft. All are suitable for light industrial, storage and workshop use. Each unit is self-contained with roller shutter door access and parking/loading in front. The majority also have kitchen and WC facilities. The industrial estate benefits from out of hours monitored CCTV, a perimeter fence and gates.

## Location

Millers Bridge Industrial Estate occupies a highly prominent position on the corner of Millers Bridge and Derby Road 3 miles North of Liverpool City Centre. Millers Bridge runs into the A5080 Balliol Road which forms part of the city's inner ring road, connecting with A580 East Lancs Road and M62 motorway.

## Accommodation

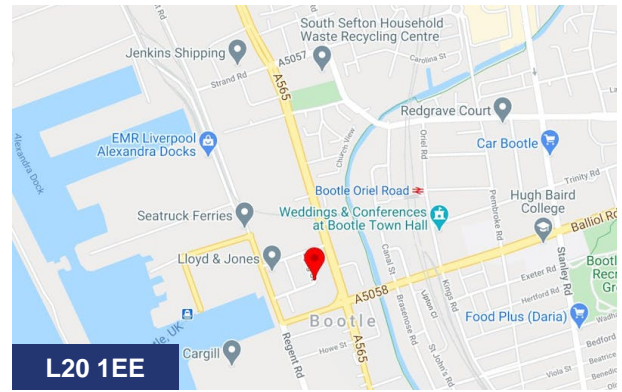
Description	sq ft	Rent	Service charge
Unit 15	2,500	£1,667 /month	£208 /month
Unit 22	818	£695 /month	£68 /month
Unit 18	2,500	£1,667 /month	£208 /month

## Rates

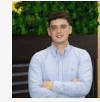
Any incoming tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

## VAT

All figures quoted are exclusive of VAT.



## Viewing & Further Information



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