



BUSINESS AND INDUSTRIAL SPACE

**FOR SALE/TO LET**



**From 3,003 Sq.ft (279 Sq.m) to 28,031 Sq.ft (2,604 Sq.m)**

VESTY BUSINESS PARK, VESTY ROAD, OFF BRIDLE ROAD,  
BOOTLE, MERSEYSIDE



## DESCRIPTION

The development comprises of 17 single storey industrial units and 4 semi-detached two storey business/hybrid units built to a high specification.

The units are offered in a range of sizes, each provided with allocated car parking and service yards.

The business unit accommodation is provided over two floors with ground floor predominantly assembly space. This can be easily converted into other uses such as laboratory/research or office space. The first floor of each unit provides a fully fitted office.

Security features strongly in the design with internal shutters to doors and windows, and 1.8m paladin fencing. Each unit is also fitted with a fire alarm and the business units include burglar alarms.

## HYBRID/BUSINESS SPECIFICATION

### Assembly Area (Ground Floor):

- Attractive brickwork, glazing and composite panel elevations
- Ground floor loading 30kN/Sq.m
- Connections to all main services
- 10 KVA/100m<sup>2</sup>
- Internal front entrance door and window shutter
- Electrically operated roller shutter door (2.9m)

### Office Area (First Floor):

- Fully heated and carpeted
- Kitchenette facilities
- Platform lift
- Raised access floors
- Comfort cooling

## INDUSTRIAL SPECIFICATION

- High quality brick glazed and clad elevations
- Kitchenette facilities
- Ground floor loading 37.5KN/m<sup>2</sup>
- Office suite including carpeting, and gas central heating
- 6m clear height to underside of haunch
- All mains services and drainage connected
- 10KVA/100m<sup>2</sup>
- Gated service yard to some units
- 5m high motorised loading doors
- Security shutters to ground floor, windows and front entrance door

## RENEWABLE ENERGY SOURCE

The provision of wind turbines provides renewable energy and contributes to the reduction of energy costs for each unit. Any surplus power may be exported via the distribution network generating income for the occupier. Building mounted wind turbines are fitted to each unit ( except Unit 4, which benefits from a free standing turbine).

## SUSTAINABILITY AND DESIGN

These units have achieved a Very Good BREEAM (Building Research Establishment Environmental Assessment Method) rating. This means that sustainability and environmental issues have been take into account in their construction and future operations.

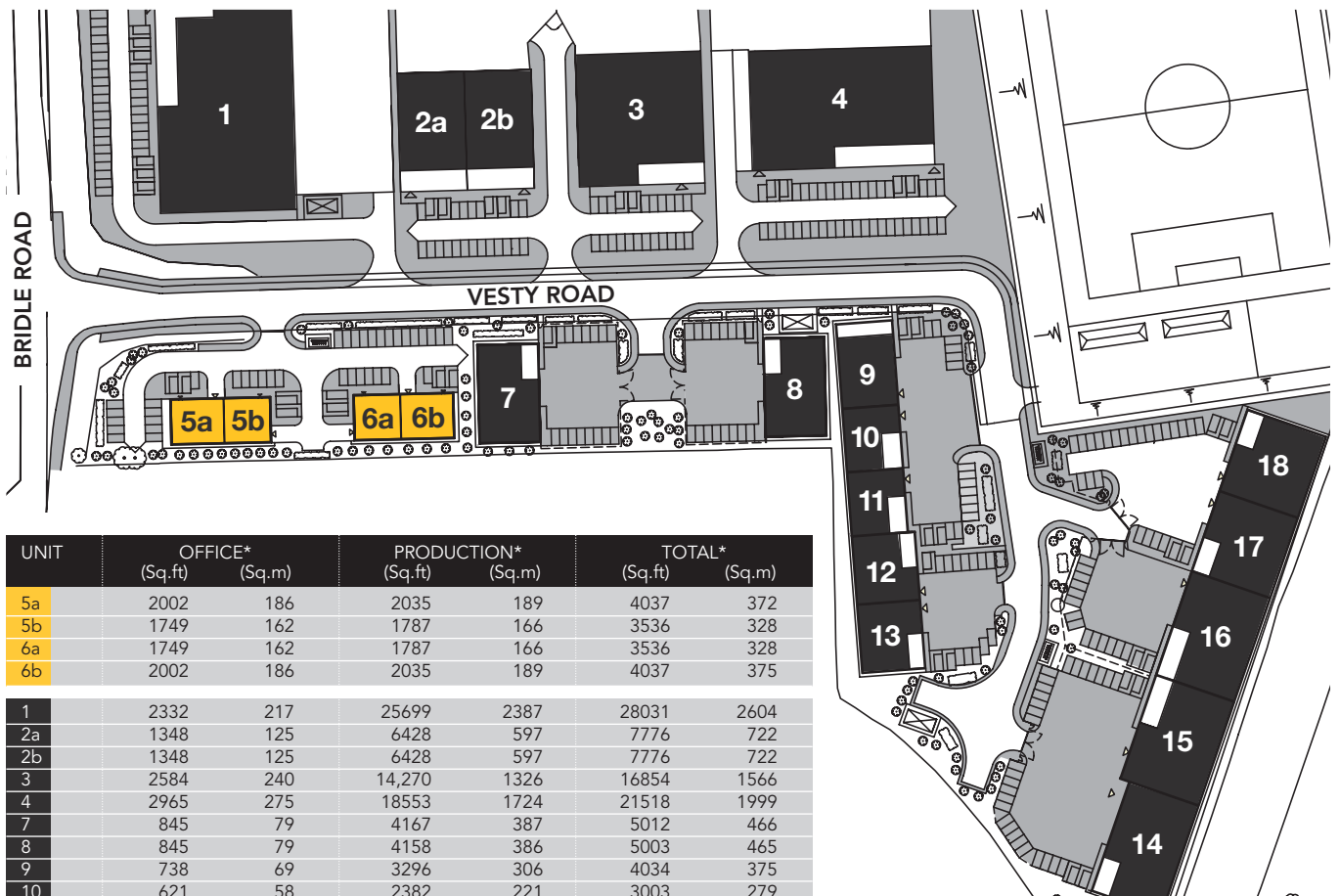
## PLANNING

Planning permission has been obtained for B1 (Business) B2 (General Industry) and B8 (Warehousing) and Distribution) uses.





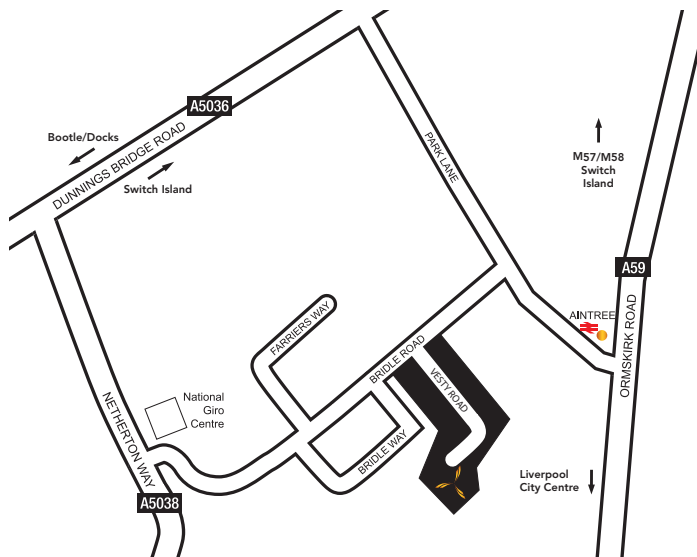
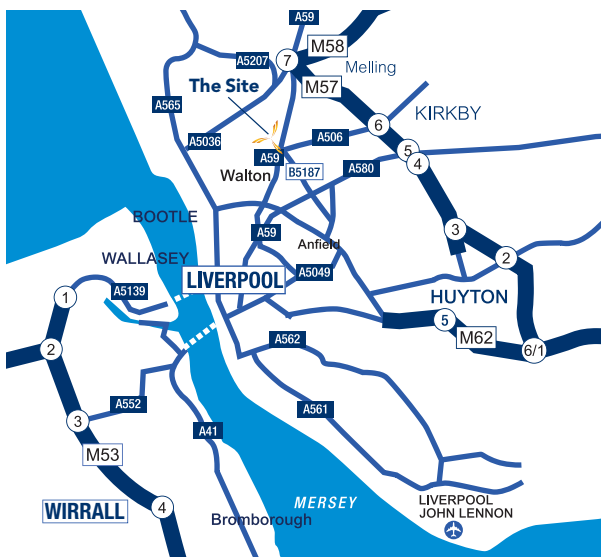
**SITE LAYOUT**



UNIT	OFFICE*		PRODUCTION*		TOTAL*	
	(Sq.ft)	(Sq.m)	(Sq.ft)	(Sq.m)	(Sq.ft)	(Sq.m)
5a	2002	186	2035	189	4037	372
5b	1749	162	1787	166	3536	328
6a	1749	162	1787	166	3536	328
6b	2002	186	2035	189	4037	375
1	2332	217	25699	2387	28031	2604
2a	1348	125	6428	597	7776	722
2b	1348	125	6428	597	7776	722
3	2584	240	14,270	1326	16854	1566
4	2965	275	18553	1724	21518	1999
7	845	79	4167	387	5012	466
8	845	79	4158	386	5003	465
9	738	69	3296	306	4034	375
10	621	58	2382	221	3003	279
11	621	58	2399	223	3020	281
12	694	64	2932	272	3626	337
13	694	64	2932	272	3626	337
14	1045	97	6080	565	7125	662
15	1101	102	6624	615	7725	718
16	1101	102	6624	615	7725	718
17	963	89	5065	471	6028	560
18	963	89	5065	471	6028	560

- Business Space
- Industrial Space

\*All areas are approximate and have been measured on a gross internal area basis in accordance with the RICS code of measuring practice (6th edition).



**LOCATION**

Vestey Business Park is located on Bridle Road, the principal estate road through the Bridle Road Industrial Estate at Bootle. Bridle Road runs between the A5038 Netherton Way and Park Lane both roads lead directly onto Dunnings Bridge Road, the main A5036 dual carriageway the M57/M58 junction (1.5 miles), known as Switch Island. Vestey Business Park is close to Aintree Railway Station and Aintree Racecourse.

**TERMS & AVAILABILITY**

The buildings are for sale on a long leasehold or to rent on full repairing and insuring terms.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in this transaction.

**VAT**

VAT will be chargeable at the appropriate rate. Rents and prices available on request.

**VIEWING**

By strict appointment with the joint agents.



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