

# to let

**302 Derby Road**  
Liverpool L20 8LN  
Hybrid Office Warehouse  
1,700 ft (160 sq m)



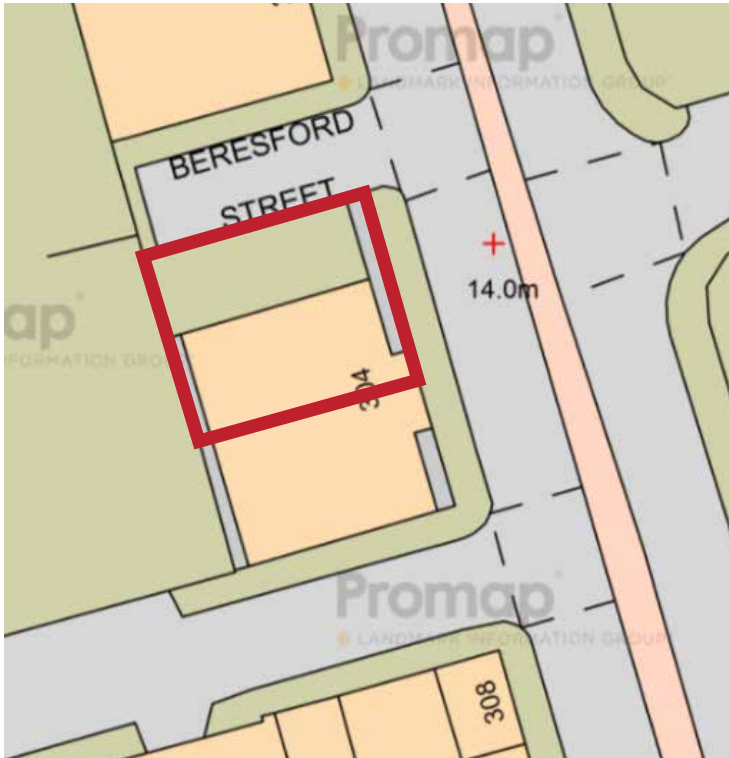
- Roadside Setting
- Close to City Centre
- Near Everton Stadium Development
- On Site Parking & Loading
- Quality Internal Offices
- Private Yard Area
- Flexible Lease

For further information  
or to arrange a viewing  
contact Roy Backhouse

**0151 541 2200**

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backhouse



**RENT**  
£18,000 pa exclusive or

**PRICE**  
Offers invited

**RATES PAYABLE 21/22**  
Nil to qualifying occupiers

**For viewing and further information  
please contact Roy Backhouse:**

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**SUBJECT TO CONTRACT**



#### LOCATION

The property is located on Derby Road Bootle at its junction with Beresford Street.

#### DESCRIPTION

The property comprises a two storey brick build commercial building with offices and warehouse accommodation.

#### TENURE

The freehold property is available on a new lease. A sale might be considered..

#### FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Warehouse	63 sq m	678 sq ft
Offices/WC/Kitch	57 sq m	614 sq ft
First Floor	39 sq m	420 sq ft
Total Area	159 sq m	1,711 sq ft

#### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

#### VAT

VAT will be payable on the rent and/or purchase price.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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