

Industrial

# UNIT A2 (1B) BOALER STREET | BOALER STREET INDUSTRIAL ESTATE

Boaler Street, Liverpool, L6 9JQ



## UNIT A2 (1B) BOALER STREET | 3,051 SQ FT

Versatile industrial unit available now

This unit is under refurbishment, providing the ideal setting for businesses to establish themselves and grow. The unit lends itself 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. Location wise, 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.



Lease Type

New

### Unit Summary

- Car Parking
- Secure Estate
- Refurbished Unit
- LED Lighting
- Well Maintained Estate
- Electric Roller Shutter Door

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£34,100.00	£11.18
Rates	£5,670.00	£1.86
Maintenance Charge	£4,800.00	£1.57
Insurance	£610.20	£0.20
<b>Total Cost</b>	<b>£45,180.20</b>	<b>£14.81</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/UIP0100157](http://unit.info/UIP0100157)

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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  
M62: 3 miles



Airport  
Liverpool John Lennon: 8 miles



Rail  
M62: 3 miles

## 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 (94)



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## Key Contact



**Hannah Webster**

Customer Engagement Manager

"Hannah joined Indurent 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 indurent.com"



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