

## Rear Office 4, Bridle Road, Aintree, L30



**To Let - £6,584 per annum**

### Key Features

- Office
- EPC Rating: E114
- Well Presented Office Space
- Secure Car Parking Provision
- Close to Aintree Train Station & Motorway Network
- Professionally Managed Site
- Attractive Landscaped Environment
- 24 Hour Access
- Flexible Terms Available
- Kitchen & WC Facilities

### Move-in Costs

- Rent: £6,584 + 20% VAT per annum
  - Service Charge: Negotiable
  - Insurance: Included in service charge
  - Security Deposit: £700
  - Agency Fees: Â£249 (inc. VAT) administration fee
- The rent, service charge (if applicable) and insurance (if applicable) are usually payable monthly or quarterly subject to negotiation/contract.

### Description

**\*\*\* 6 MONTHS RENT FREE SUBJECT TO LEASE TERMS - INCENTIVES & FLEXIBLE TERMS AVAILABLE \*\*\***

The site at Essex House comprises a complex of single storey and double storey office accommodation which offers occupiers their own self-contained units via their own front door in an attractive landscaped environment with a generous car parking provision. The two storey office building fronting Bridle Road is of steel frame construction with brick elevations and double glazed units. The single storey accommodation to the rear has been overlaid with composite panels and re-roofed with double skin profile plastisol pitched roof and new PVC double glazed units and doors to the external elevations. Internally the accommodation generally comprises suspended ceiling with Category 2 lighting, carpeting and electric storage heaters throughout.

Essex House is located on the North-East side of Bridle Road in close proximity to Dunnings Bridge Road (A536) which provides excellent transport links to

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 1
- Floor Space: 823 square feet / 76 square metres
- Rent per Unit Area: £8.00 per sq ft / £86.11 per sq m
- Rateable Value: £5,500 (relief may apply to rates payable, please check directly with the local authority)
- Local Authority: Sefton Metropolitan Borough Council
- Parking: Visitors, Off Street, Gated, Allocated
- No. of Parking Spaces: 3
- Heating/Energy: Electric Heating, Double Glazing
- Bills Included: None
- Use Class(es): B1 - Business

### Letting Information

- Date Available From: Now

the Liverpool Freeport and the regional motorway network at Switch Island providing access to the M57 and M58 motorways only 1.8 miles. The building is well served by public transport particularly the rail network with Aintree Merseyrail station within a 7 minute walk.

Rear Office 4 (this unit) offers a large reception area, a separate office area, kitchen/staff room and access to a communal suite of WCs.

There are flexible terms and incentives available from a very motivated landlord.

## Additional Images



Reception



Reception



Kitchen



Exterior



Car Parking



Exterior



Exterior

Tel: 0151 727 2469  
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
Mossley Hill, Liverpool, L18 1LN

Email: [lettings@atlasestateagents.co.uk](mailto:lettings@atlasestateagents.co.uk)  
Website: [www.atlasestateagents.co.uk](http://www.atlasestateagents.co.uk)

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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.