

Industrial

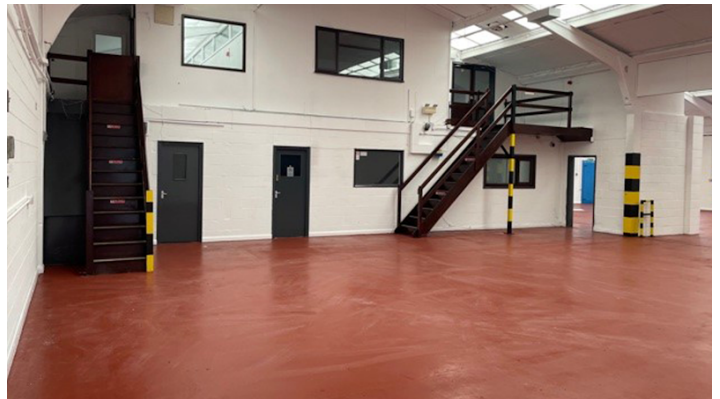
# 89 Boaler Street | Boaler Street Industrial Estate

📍 Boaler Street, Liverpool, L6 9JQ

## 89 Boaler Street | 6,484 sq ft

High quality industrial space available soon

This unit has been fully refurbished, 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

- Ideal Trade Counter Units
- Well Maintained Estate
- Secure Estate
- Roof Lights
- Car Parking
- WC facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£63,300.00	£9.76
Rates	£20,034.00	£3.09
Maintenance Charge	£10,200.00	£1.57
Insurance	£1,296.80	£0.20
<b>Total Cost</b>	<b>£94,830.80</b>	<b>£14.63</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/UIP0100152](http://unit.info/UIP0100152)

+440 808 169 7554

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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

The estate is positioned adjacent to the A5049 West Derby Road, which provides a main thoroughfare to Liverpool city centre to the west. Boaler Street benefits from convenient access to the start of the M62, positioned less than 3 miles to the east.



### Airport

Liverpool John Lennon Airport is located approximately 8 miles to the south of the property and is within a 25 minute drive time.



### Rail

The estate is positioned adjacent to the A5049 West Derby Road, which provides a main thoroughfare to Liverpool city centre to the west. Boaler Street benefits from convenient access to the start of the M62, positioned less than 3 miles to the east.

## 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	E (106)

## Key Contact



### Hannah Webster

Customer Engagement Manager

"Hannah joined Industrials 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 Industrials.co.uk."



Call +440 808 169 7554



enquiries@industrials.co.uk  
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