

# 2 DACRE STREET, Bootle L20 8DN

Industrial Unit with High Quality Office Space

- Established industrial location
- Ability to split accommodation
- Immediately available
- **Flexible & Rent Free deals available**

**TO LET/  
FOR SALE**

841.70 sq m  
(9,060 sq ft)



## OVERVIEW

The property comprises an end terrace industrial unit providing clear warehouse/workshop/showroom space at ground level, with additional high quality office accommodation provided at the first floor level.

The ground floor benefits from being predominately open plan with an approximate maximum eaves height of 6m The upper floors are accessed by way of a separate entrance to the front of the premises.

The accommodation has been measured on a gross internal basis and extends to the following approximate total areas:

Description	Sq M	Sq Ft
Warehouse	281.96	3,035
Showroom	255.95	2,755
Offices	303.79	3,270
<b>Total</b>	<b>841.70</b>	<b>9,060</b>

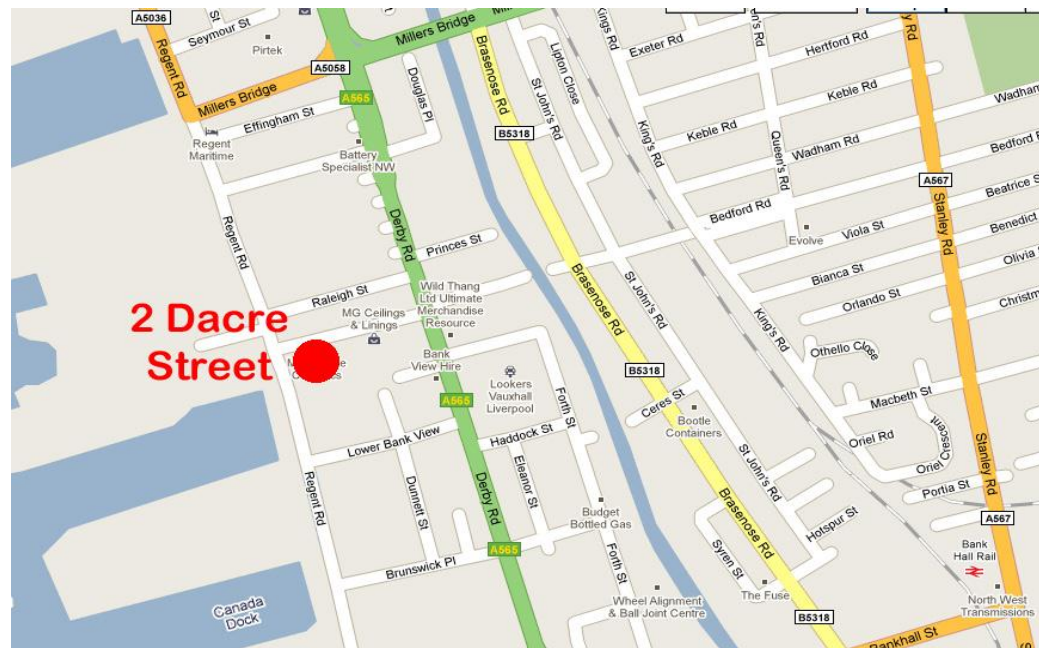


## LOCATION

The subject property is situated approximately four mile north of Liverpool City Centre, just off the main A565 Derby Road. Dacre Street is accessed via Regent Road and is located on the south side near to the junction of Regent Road.

The property lies less than 3 miles North of Liverpool City Centre and enjoys easy access off Derby Road (A565).

The premises are well located for all main local road networks and public transport routes with Bootle Oriel Road and Sandhills railway stations being a short distance from the property.



## GALLERY

### The Warehouse & Showroom Space

### The Office Space



## CONTACT

### AGENTS

For further information and viewings please contact the sole agents:



**0151 255 0755**  
[www.keppiemassie.com](http://www.keppiemassie.com)

#### Contact:

**Andrew Byrne** [andrewbyrne@keppiemassie.com](mailto:andrewbyrne@keppiemassie.com)

**Tony Reed** [tonyreed@keppiemassie.com](mailto:tonyreed@keppiemassie.com)

### BUSINESS RATES

The tenant will be responsible for any business rates levied on the demise by the local authority.

### VAT

All rentals, prices and outgoings quoted are exclusive but may be subject to VAT.

### TENURE

The accommodation is available individually or combined and is available by way of a new lease on terms to be agreed.

### RENTAL

On application. Rent free and flexible deals are available subject to board approval.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

NOTE: The partners at Keppie Massie have an interest in the properties at Rumford Court.

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