

UNIT B1
KINGFISHER
BUSINESS PARK

**TRADE
COUNTER
UNIT
TO LET**

10,832 ft²

Hawthorne
Road, Bootle,
L20 6PF



**REFURBISHED
ACCOMMODATION**



**POPULAR TRADE
COUNTER ESTATE**



**RANGE OF
UNIT SIZES**



DESCRIPTION

Kingfisher Business Park provides occupiers with the opportunity to locate next to a number of national trade counter occupiers and benefit from the footfall created on the estate. The estate offers a diverse range of units to suit every need with a high quality base specification including electric roller shutter doors, internal offices and three phase power supply. Eaves heights are generally in the order of 5.5m.

Externally there is ample manoeuvring space for deliveries and for staff/visitor parking. Specific unit information can be provided by the agents on request. All main services are understood to be available and connected to units.

ACCOMMODATION

Unit B1 has an area of 10,832 ft².

LEASE TERMS

The property is available by way of a sub lease or lease assignment of the existing lease which expires 15 April 26, subject to a tenant only break option on 16 April 24. The Landlord may consider a new lease, subject to surrender of the existing lease and granting of a new FRI lease.



SPECIFICATION: THE UNITS OFFER THE FOLLOWING



GROUND FLOOR OFFICES



ALL MAINS SERVICES



CCTV / ON SITE SECURITY



DEDICATED PARKING



POTENTIAL TO CREATE LARGE SECURE YARDS



VIEWING

By prior appointment through the joint agents:



Andrew Veitch

andrew.veitch@montagu-evans.co.uk
07826 947 321

Mohammed Qamar

mohammed.qamar@montagu-evans.co.uk
0770 331 038



Thomas Marriot

thomas@b8re.com / 07769 250 494

Alex Perratt

alex@b8re.com / 07951 277 612



Joseph Wilshaw

joseph.wilshaw@rvwcs.co.uk / 07917 647 213

Jane Marshall

jane.marshall@rvwcs.co.uk / 07801 373 974

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE RATING

The unit has an EPC rating of C.

ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.