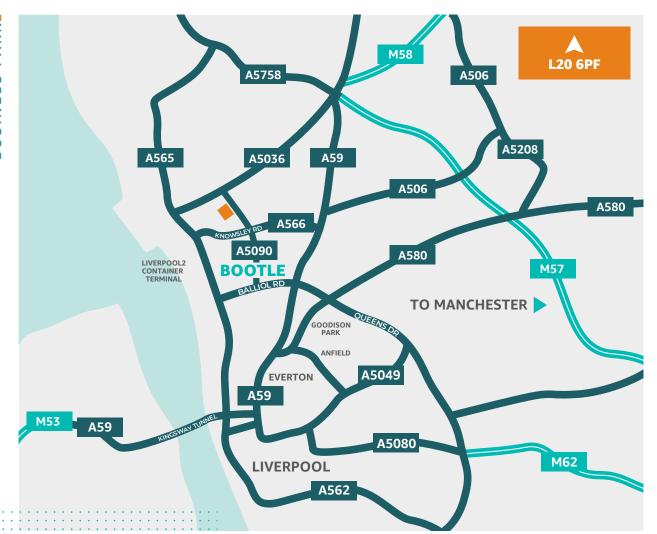
# KINGFISHERMI BUSINESS PARK

TRADE COUNTER UNIT TO LET

10,832 ft<sup>2</sup>

Hawthorne Road, Bootle, L20 6PF





Kingfisher Business Park is located only 3.5 miles from Bramley-Moore Dock where Everton FC's new stadium is due to be developed.



## **LOCATION**

Prominently located with an extensive frontage to Hawthorne Road (A5090) close to its junction with Church Road/Princess Way (A5036), the park benefits from its proximity to the national motorway network. The M57/M58 junction at Switch Island is three miles away by dual carriageway and Liverpool2 Container Terminal/ Freeport is less than two miles to the West of Kingfisher Business Park. The estate benefits from a strong population catchment:

- Annual average daily traffic flow on Hawthorne Road of c.170,000 vehicles
- Population in the Borough of Sefton is c.275,000 and c.900,000 in the metro area of Liverpool
- The current local plan for the Borough of Sefton provides for c.11,500 new homes between 2012 and 2030
- Planned strategic improvements to the nearby Port of Liverpool
- Projected 70% growth in cargo passing through the Port of Liverpool by 2030
- Port of Liverpool expansion forecast to create 6,000 new jobs and an additional £3.3bn GVA by 2030 with 4,000 jobs being created as part of the Low Carbon Economy.

Location	Distance	Drive-time
City Centre	4 miles	18 minutes
Kingsway Tunnel	4.6 miles	17 minutes
M57	2.8 miles	8 minutes
M58	2.8 miles	8 minutes
M62	6.9 miles	22 minutes



## **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

# **BUSINESS RATES**

Available upon request.

## **SERVICE CHARGE**

A service charge is levied for the upkeep and maintenance of the <u>common areas.</u> 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.

Misrepresentation Act/Copyright/Disclaimer: Copyright © Roberts Vain Wilshaw All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means without prior written consent of Roberts Vain Wilshaw. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. We would like to be told of any such errors in order to correct them. **Designed by i-Creative**, March 2023.



0161 401 50 60

#### Joseph Wilshaw

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

#### Jane Marshall

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