

STONEBRIDGE BUSINESS PARK EAST

HERMES ROAD,
LIVERPOOL L11 0ED



11 miles from
M6 (J23)



Dedicated car
parking



Approved for B1c,
B2 and B8 use



Refurbished
modern units



Dedicated loading
area for each unit

INDUSTRIAL/WAREHOUSE UNITS READY FOR IMMEDIATE OCCUPATION

UNIT 2 AVAILABLE NOW: 2,305 SQ FT (214 SQ M)

ADDITIONAL UNITS FROM: 2,224 - 51,898 SQ FT (207-4,824 SQ M)

Schedule of accommodation



Site plan is indicative.



HERMES ROAD

UNIT 2A	LET	2224 SQ FT (207 SQ M)
UNIT 2	VACANT	2305 SQ FT (214 SQ M)
UNIT 4	LET	3381 SQ FT (314 SQ M)
UNIT 6	LET	3381 SQ FT (314 SQ M)
UNIT 8	LET	4470 SQ FT (415 SQ M)
UNIT 10	LET	4957 SQ FT (460 SQ M)
UNIT 12	LET	4989 SQ FT (464 SQ M)
UNIT 14	LET	2501 SQ FT (232 SQ M)

UNIT 16	LET	2435 SQ FT (226 SQ M)
UNIT 18	LET	2438 SQ FT (226 SQ M)
UNIT 20	LET	2454 SQ FT (228 SQ M)
UNIT 22	LET	2438 SQ FT (226 SQ M)
UNIT 24	LET	2440 SQ FT (227 SQ M)
UNIT 26	LET	2440 SQ FT (227 SQ M)
UNIT 28	LET	2414 SQ FT (224 SQ M)

INVINCIBLE WAY

UNIT 1	LET	3498 SQ FT (325 SQ M)
UNIT 3	LET	3498 SQ FT (325 SQ M)
UNIT 5	LET	3499 SQ FT (325 SQ M)
UNIT 7	LET	3502 SQ FT (325 SQ M)
UNIT 9	LET	3514 SQ FT (326 SQ M)
UNIT 11	LET	3495 SQ FT (325 SQ M)

CARAWAY ROAD

UNIT 2	LET	5627 SQ FT (523 SQ M)
UNIT 4	LET	5627 SQ FT (523 SQ M)
UNIT 6	LET	5620 SQ FT (522 SQ M)
UNIT 8	LET	5615 SQ FT (522 SQ M)
UNIT 14	LET	51898 SQ FT (4824 SQ M)

Units measured on a gross external basis of measurement.

LOCATION

Stonebridge Business Park East is located off Electric Avenue with direct access to the East Lancashire Road (A580), only 1 mile from Junction 4 of the M57.

DESCRIPTION

Refurbished modern industrial units to provide accommodation from approximately 2,224 sq ft with dedicated on site car parking.

USE

B1c (Light Industrial), B2 (Industrial) and B8 (Storage and Distribution).

SPECIFICATION

- Fully refurbished industrial units
- Steel portal framed buildings
- WCs facilities
- Dedicated loading area for each unit
- All main services available to the units including 3 phase electricity and gas

EPC

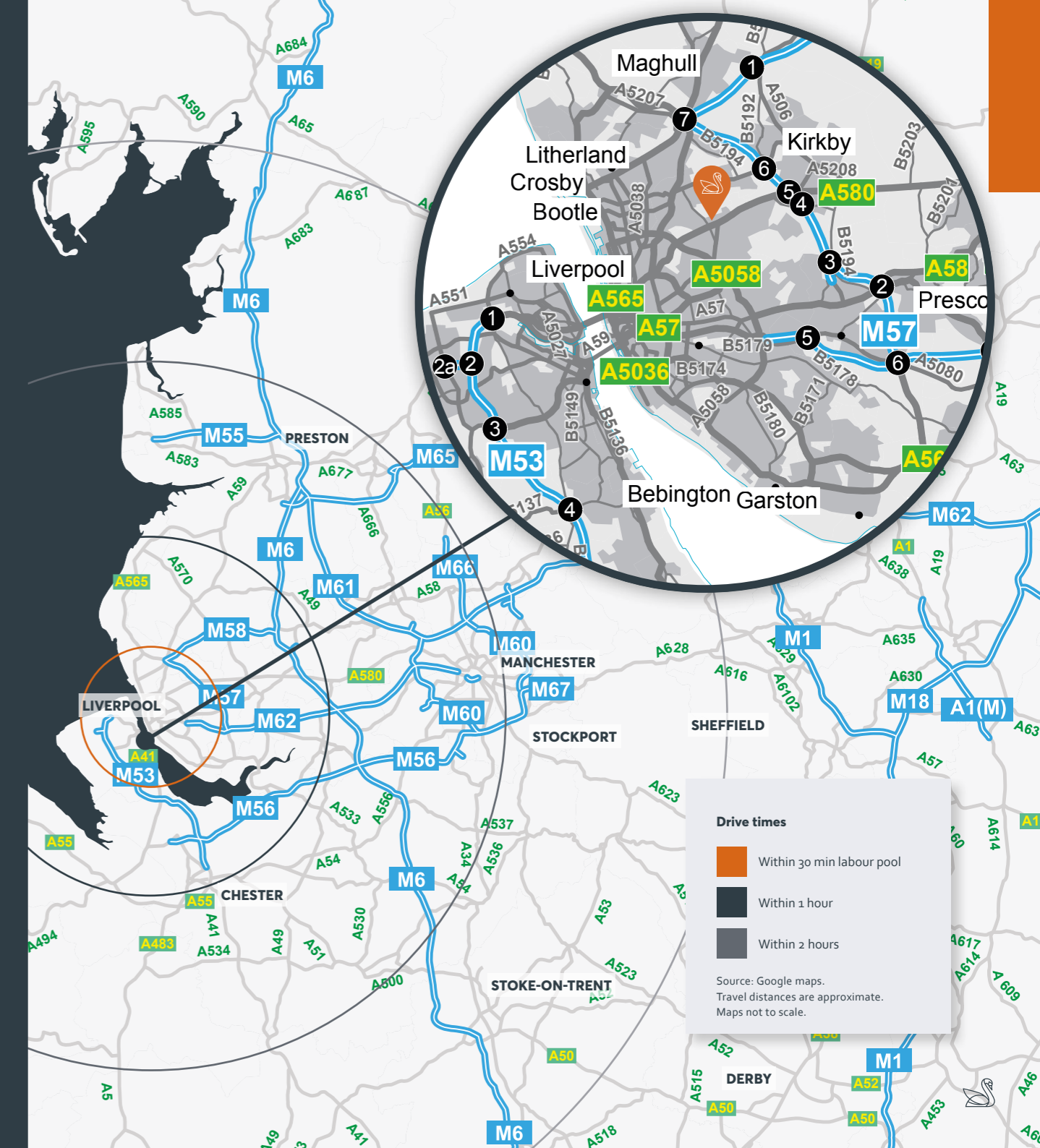
Available on application to the agents.

SAT NAV POST CODE
L11 0ED

TRAVEL DISTANCES



M57 J4	1.5 miles
Liverpool John Lennon Airport	11 miles
Port of Liverpool	7.6 miles
Liverpool Lime Street Train Station	5.9 miles
Manchester	33 miles
Sheffield	76.7 miles



Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



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HERMES ROAD,
LIVERPOOL L11 0ED



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YAFETH ASHER

Asset Manager

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TERMS The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

VIEWING Strictly via the appointed joint agents.



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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2024. TBDW 00733-09.