

**STONEBRIDGE**  
BUSINESS PARK  
EAST

**TO LET**

HERMES ROAD  
LIVERPOOL  
L11 0ED

Available for immediate occupation



**REFURBISHED INDUSTRIAL / WAREHOUSE UNITS**  
Units from 2,400 Sq.ft – 9,600 Sq.ft (227 Sq.m – 892 Sq.m)

 **ST.MODWEN**

# REFURBISHED INDUSTRIAL / WAREHOUSE UNITS

**STONEBRIDGE  
BUSINESS PARK  
EAST**  
LIVERPOOL L11 0ED



## ACCOMMODATION

	Sq.ft	Sq.m
Unit 1	3,498	325
Unit 2	5,653	525
Unit 3	3,498	325
Unit 4	5,627	523
Unit 5	3,499	325
Unit 6	5,620	522
Unit 7	3,502	325
Unit 8	5,615	522
Unit 9	3,514	326
Unit 10	4,957	461
Unit 11	3,495	325
Unit 12	4,989	463
Unit 14	2,501	232
Unit 16	2,435	226
Unit 18	2,438	226
Unit 20	2,454	228
Unit 22	2,438	226
Unit 24	2,440	227
Unit 26	2,440	227
Unit 28	2,414	224



## LOCATION

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

## DESCRIPTION

The units have been extensively refurbished to provide units from approximately 2,435 sq ft.

## 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.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## FOR FURTHER INFORMATION

For further information or to arrange a viewing please do not hesitate to contact the joint agents:

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