

STONEBRIDGE
BUSINESS PARK
EAST

stmodwenlogistics.co.uk

STONEBRIDGE 52

**Brand New Warehouse /
Industrial Unit**

51,897 Sq.ft (4,821 Sq.m)



ST.MODWEN

Available now



STONEBRIDGE BUSINESS PARK EAST

A580
(East Lancs Road)


B1(c) B2 B8


**UP TO 10M
CLEAR HEIGHT**


**50 kN/SQ M
FLOOR
LOADING**


**CAR PARKING
52 SPACES**

**SITE AREA OF
2.77 ACRES** 


**4 LOADING
DOORS
(INC. 2 DOCK)**

ESTATE AND BUILDING LAYOUT

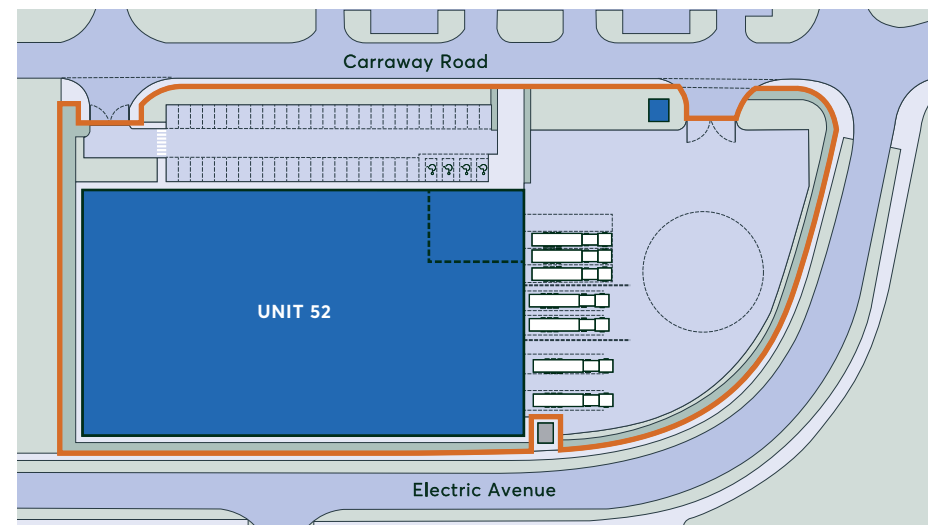


SPECIFICATION:

- 10M CLEAR HEIGHT TO UNDERSIDE OF HAUNCH
- 2 NO. DOCK LEVEL LOADING AND 2 NO. LEVEL ACCESS LOADING DOORS
- 280KVA 3 PHASE SUPPLY
- EPC A RATING TARGET
- 50 KN/M² FLOOR LOADING
- SELF-CONTAINED SECURE SITE WITH 2.4M PALADIN FENCING TO PERIMETER
- 52 DEDICATED CAR PARKING SPACES
- 2 ELECTRIC VEHICLE CHARGING POINTS
- LIFT TO FIRST FLOOR OFFICES
- INTERNAL CYCLE STAND

ACCOMMODATION

UNIT 52	Sq.ft	Sq.m
First Floor accommodation	2,820	262
Total GIA	51,897	4,821



STONEBRIDGE BUSINESS PARK EAST

SUGARBROOK DRIVE, LIVERPOOL L11 0ED



LOCATION

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

SERVICE CHARGE

The unit will be subject to a service charge which will be charged to cover the landscaping and general maintenance of the business park.

TERMS

The unit is available to let by way of a full repairing and insuring lease for a term of years to be agreed.

EPC

Will be made available on completion.

LEGAL COSTS

Each party to be responsible for their own legal costs.



DISTANCES AND DRIVE TIME

from L11 0ED

(Source: AA)

J4 M57	1 mile	4 mins
J1 M58	3.5 miles	8 mins
J6 M62	7 miles	9 mins
Liverpool City Centre	5 miles	17 mins
Port of Liverpool	5.4 miles	18 mins
J23 M6	11.5 miles	20 mins
Warrington	17 miles	29 mins
Manchester City Centre	29 miles	47 mins

FOR FURTHER INFORMATION

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



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