

KINGFISHER BUSINESS PARK



REFURBISHED
ACCOMMODATION



POPULAR TRADE
COUNTER ESTATE



RANGE OF
UNIT SIZES



SECURE YARDS
AVAILABLE



TRADE COUNTER UNITS TO LET

986 ft² - 8,771 ft²

KINGFISHER BUSINESS PARK, HAWTHORNE ROAD, BOOTLE, L20 6PF

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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

For more information please
contact the joint agents:



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KINGFISHER BUSINESS PARK

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.

SPECIFICATION

The units offer the following:

- Ground floor offices
- All mains services
- CCTV / On site security
- Dedicated parking
- Potential to create large secure yards with some of the units

ACCOMMODATION

A range of unit sizes are available. Please contact the joint letting agents for further information.

LEASE TERMS

The units are available on a full repairing and insuring lease.



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KINGFISHER BUSINESS PARK

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

EPCs are available on request.



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