

KEY FEATURES

- ONSITE SITE SECURITY AND CCTV MONITORING
- SUITABLE FOR TRADE
- FULLY SECURE SITE
- LESS THAN 1 MILE AWAY FROM THE DOCKS

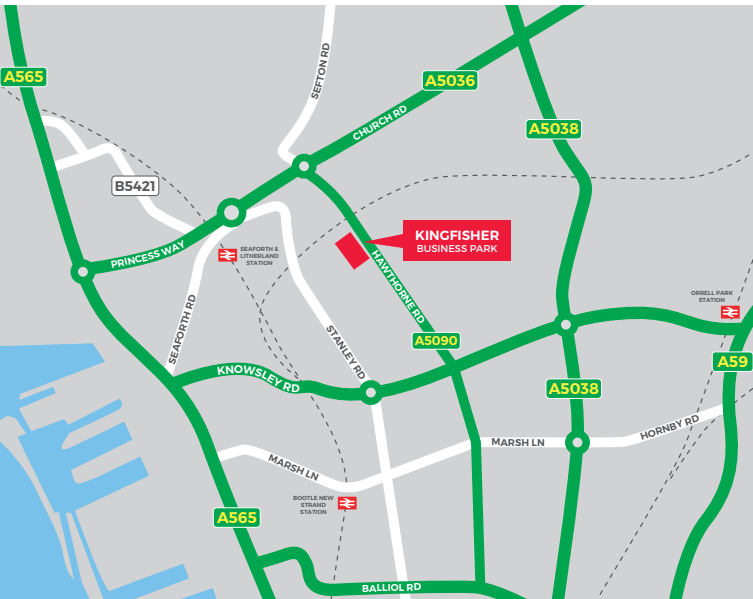
TO LET
2,081 to 39,090 ft² (193 & 3,631 m²)



www.ipif.com/kingfisher

IPIF
TRADE

KINGFISHER BUSINESS PARK
HAWTHORNE ROAD, BOOTLE, L20 6PF



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 just three miles away by dual carriageway and Liverpool International Freeport is less than two miles to the West of Kingfisher Business Park.

DESCRIPTION

Kingfisher Business Park offers a diverse range of units to suit every need with a 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

- Ground floor offices
- All mains services
- Securable yards and dedicated parking

LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

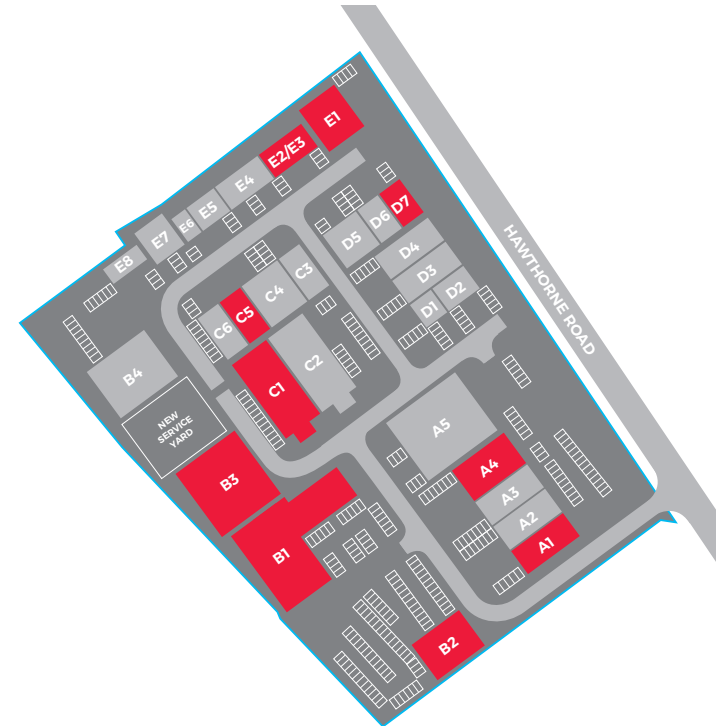
Available upon request.

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, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.

VIEWING Strictly by prior arrangement with the agents.

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. September 2016.

On behalf of the Landlord

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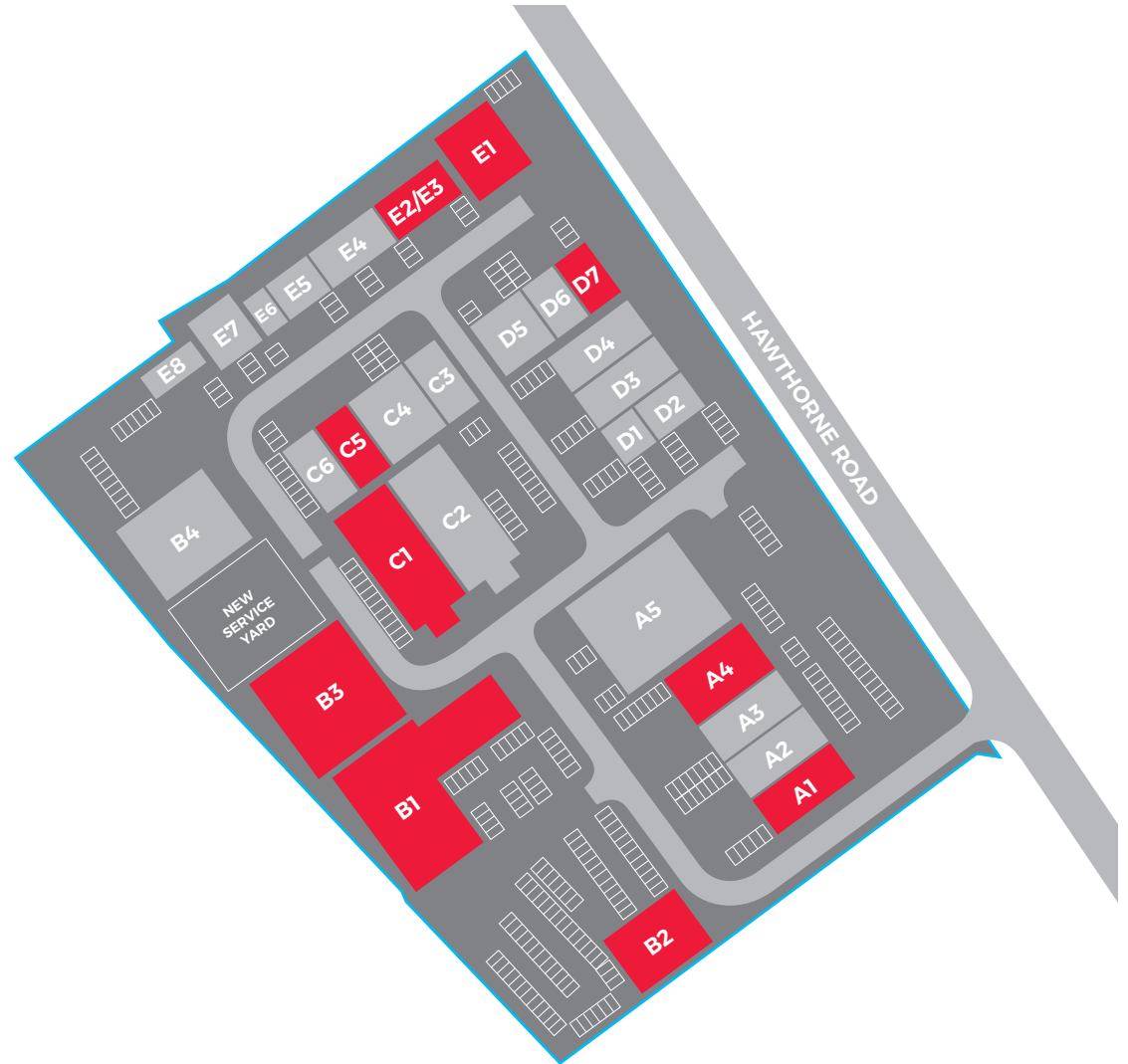
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AVAILABILITY SCHEDULE

BOOTLE

UNIT	OCCUPIER	M ²	FT ²
A1	TO LET	320.7	3,452
A2	CROMWELL INDUSTRIAL TOOLS	N/A	N/A
A3	CMB DISTRIBUTORS	N/A	N/A
A4	TO LET	464.4	4,999
A5	HOWDENS JOINERY	N/A	N/A
B1	TO LET	3,631.5	39,090
B2	TO LET	1,016.8	10,945
B3	TO LET	TBC	TBC
B4	RESIDENTIAL TRAVEL	N/A	N/A
C1	TO LET	744.1	8,010
C2	THE PRINTROOM UK	N/A	N/A
C3	THE APPLIANCE SHOP	N/A	N/A
C4	EUROCELL	N/A	N/A
C5	TO LET	226.9	2,443
C6	DIVINE DESSERTS	N/A	N/A
D1	PLUMB & PARTS CENTRE	N/A	N/A
D2	ANNADALE ROOFING LTD	N/A	N/A
D3	SCREWFIX	N/A	N/A
D4	SCREWFIX	N/A	N/A
D5	SEFTON BEER CO. LTD	N/A	N/A
D6	SEFTON BEER CO. LTD	N/A	N/A
D7	TO LET	193.3	2,081
E1	TO LET	465.2	5,008
E2/E3	TO LET	268.3	2,889
E4	APOLLO COLOURS	N/A	N/A
E5	A W BYRNE CONTRACTORS LTD	N/A	N/A
E6	PRO-GREEN HYDROPONICS	N/A	N/A
E7	PIONEER FITNESS	N/A	N/A
E8	DAIHATSU ENTRANCE SYSTEMS	N/A	N/A



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UNIT A1



UNITS A1-A4

BOOTLE

UNITS TO LET

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT	M ²	FT ²	EPC
A1	320.7	3,452	D-79
A4	464.4	4,999	C-68
B1	3,631.5	39,090	TBC
B2	1,016.8	10,945	TBC
B3	TBC	TBC	TBC
C1	744.1	8,010	C-71
C5	226.9	2,443	D-86
D7	193.3	2,081	D-90
E1	465.2	5,008	C-52
E2/E3	268.3	2,889	D-83



UNIT C1



UNIT C1



UNIT D7



UNIT E2/E3

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