For Sale

Unit 3
Electric Avenue
Stonebridge Park
L11 0EL

August 2018
Location
The property is situated within Stonebridge Business Park, a 30 acre development which enjoys an excellent strategic location approximately 6 miles to the east of Liverpool City Centre and 33 miles to the west of Manchester.

The site is prominently positioned with the Business Park fronting onto the A580 (East Lancashire Road), whilst junction 4 of the M57 is within 1 mile, junction 6 of the M62 approximately 8 miles and junction 25 of the M6 approximately 11 miles.

Nearby occupiers include; Healthy Food, Euro Food Brands Export Ltd and Housing Maintenance solutions.

Description
The property comprises a modern semi-detached distributions unit constructed in 2008 to an excellent specification including the following:

- Single bay distribution unit of steel portal frame construction
- Part metal clad/part glazed elevations beneath a pitched metal clad roof incorporating translucent roof lights
- Eaves height of 7m
- Apex height of 9m
- Single electronic loading door within the front elevation . Door height of 5.3 m.
- Dedicated staff and visitor parking immediately to the front of the front of the property ; and over flow car parking at the side.
- Breeam ‘Very Good” rating
- CCTV
- Bicycle shed
- Shared secure gated yard

The units also benefit from single storey office accommodation which incorporate the following:

- Suspended ceilings
- Air conditioning
- Central heating
- Male, female and disabled WC facilities
- Shower facilities
- Floor to ceiling glazing
Guide Price:
£975,000 + VAT

Service Charge:
There is currently an Estate Charge across Stonebridge Business Park, which covers the upkeep and maintenance of common areas.

Legal Costs:
Each party to bear their own legal and professional costs incurred in any transaction.

Rates:
The property has a rateable value of £73,000.

We advise interested parties to contact the Local Authority for further information.

Tenure:
The property is available on a freehold basis. The title number is MS599594.

Use:
With reference to the commercial property use classes in England and Wales the building is suitable for B2 General Industrial and B8 storage and distribution.

EPC:
An Energy Performance Certificate is available upon request.

VAT:
The property is elected for VAT purposes.

Car Parking:
There is dedicated staff and visitor car parking at the front and overflow car parking to the side of the unit. In addition to this, there are two disabled car parking spaces at the front of the property.

Site areas:
Please refer to the schedule of accommodation below. The unit was measured on a Gross Internal basis.

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq. ft.</th>
<th>Sqm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>11,528.15</td>
<td>1,071</td>
</tr>
<tr>
<td>GF Offices</td>
<td>1,452.05</td>
<td>134.9</td>
</tr>
<tr>
<td>Total</td>
<td>12,980.1996</td>
<td>1,205.9</td>
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For further information or to arrange a viewing please contact:

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Property ref
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Highlights

─ Prominently positioned
─ Established industrial location
─ Modern specification
─ Freehold opportunity