

# KINGFISHER BUSINESS PARK



REFURBISHED  
ACCOMMODATION



POPULAR TRADE  
COUNTER ESTATE



RANGE OF  
UNIT SIZES



SECURE YARDS  
AVAILABLE



# TRADE COUNTER UNITS TO LET

## 1,843 ft<sup>2</sup> - 10,420 ft<sup>2</sup>

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



# 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 e.g. Unit B1

## 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.



For more information please contact the joint agents:



**Andrew Veitch**  
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**Thomas Marriot**  
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07769 250 494

**Jon Thorne**  
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07738 735 632

# 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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