/INDURENT



Industrial

2 CARRAWAY ROAD | STONEBRIDGE EAST

Hermes Road, Liverpool, L11 0ED

2 CARRAWAY ROAD | 5,627 SQ FT

Industrial Unit with office accommodation coming soon

Stonebridge East offers modern, refurbished industrial units in a prime industrial location, Designed to meet a variety of business needs, the estate features 3-phase power, dedicated on-site car parking, and excellent transport connectivity, making it ideal for manufacturing, logistics, and trade businesses.
Situated just 1 mile from Junction 4 of the M57, the estate provides direct access to the East Lancashire Road (A580) via Electric Avenue, ensuring seamless regional and national connectivity. Liverpool city centre is only 11 miles away, with Lime Street Station just 6 miles from the estate, offering convenient rail links.

Lease Type	New



Unit Summary

- Premier Industrial Location
- Well Maintained Estate
- Flexible Space
- LED Lighting
- Car Parking
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£49,376.00	£8.77
Rates	£17,564.80	£3.12
Service Charge	£3,485.52	£0.62
Insurance	£1,125.40	£0.20
Total Cost	£75,099.95	£13.35

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U1P0300111

+44(0) 808 169 7554

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Location

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

Road
M57: 1 mile

Airport
Liverpool: 14 miles

Rail
Lime Street: 6 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (83)

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Key Contact



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