

Industrial

# 2 HERMES ROAD | STONEBRIDGE EAST

Hermes Road, Liverpool, L11 0ED

## 2 HERMES ROAD | 2,305 SQ FT

### Industrial Unit

Stonebridge East offers modern, refurbished industrial units in a prime industrial location. Designed to meet a variety of business needs, the estate features 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.

This newly refurbished unit benefits from an office, warehouse space, roller shutter, W.C Facilities and parking to the front.

Lease Type

New



### ✔ Unit Summary

- Premier Industrial Location
- Well Maintained Estate
- LED Lighting
- Close to Transport
- WC Facilities
- Car Parking

View Floor Plans

### £ Occupational Costs

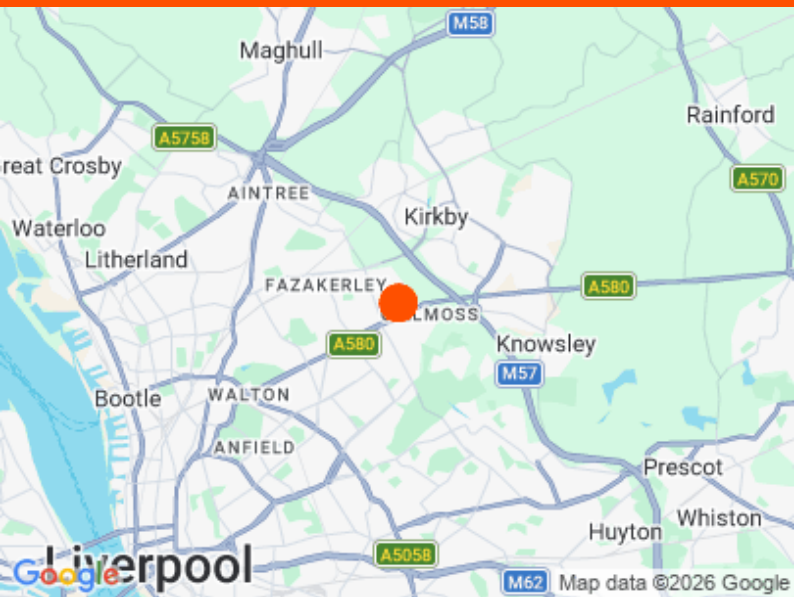
|                   | Per Annum         | Per Sq Ft     |
|-------------------|-------------------|---------------|
| Rent              | £26,000.00        | £11.28        |
| Rates             | £7,609.75         | £3.30         |
| Service Charge    | £1,427.76         | £0.62         |
| Insurance         | £461.00           | £0.20         |
| <b>Total Cost</b> | <b>£36,952.00</b> | <b>£16.03</b> |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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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            | B (46)   |



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## Key Contact



**Hannah Craig**

Senior Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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For more info please visit: [unit.info/U1P0300099](https://unit.info/U1P0300099)

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