

# Hangar 9, Liverpool International Business Park

De Havilland Drive

L24 8RN



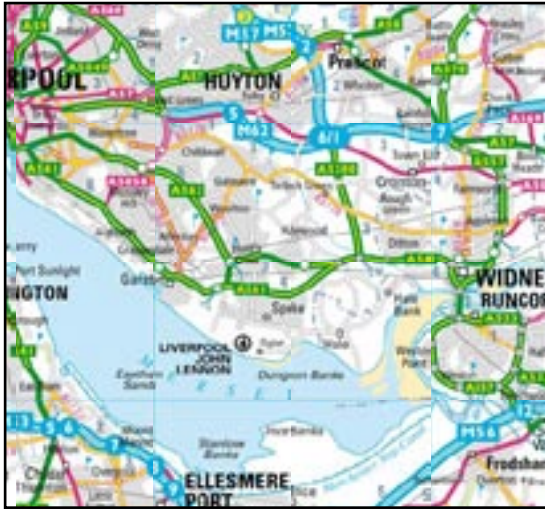
## TO LET

PRESTIGIOUS GRADE A  
OFFICE ACCOMMODATION  
234.06 SQ M (2519 SQ FT)

CONTACT HITCHCOCK WRIGHT  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# HANGAR 9 DE HAVILLAND DRIVE, L24



## SITUATION AND DESCRIPTION

Liverpool International Business Park is situated within the heart of what is widely recognised as the foremost business park on Merseyside.

Situated within 6 miles of Liverpool City Centre, and a 10 minute drive from the main motorway network (M62/M57). The property enjoys an unrivalled prominence. Local amenities include the New Mersey Shopping Park, Marriot Hotel and David Lloyd Leisure Centre.

The self contained property is of brick construction with highly attractive full glazed relief to the main entrance. Further extensive glazing to the principal elevations helps provide excellent natural light throughout.

Principal features include:

- Self contained fully fitted kitchen.
- Full CCTV monitoring.
- Full access raised floor.
- Double glazing throughout.
- 10 on site secure car parking spaces.
- Attractive landscaped environment.

## FLOOR AREA.

236.06 Sq M (2519 sq. ft.)

## LEASE TERMS

A new lease is available for a minimum term of 3 years to be in accordance with our clients standard form of lease for the building.

## RENTAL

£25,200 per annum exclusive.

## SERVICE / ESTATE CHARGE.

The ingoing tenant will be responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the building and estate service charge contribution.

## VAT

All figures quoted above may be liable to VAT at the prevailing rate.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Brian Ricketts

Hitchcock Wright & Partners. Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

Email: [brianricketts@hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)

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Subject to Contract



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