

UNIT 11 TAPTON WAY
WAVERTREE BUSINESS VILLAGE
LIVERPOOL, L13 1DA



TO LET

SUPERB SELF - CONTAINED BUILDING IN ATTRACTIVE
LANDSCAPED BUSINESS PARK SETTING

1,244 sq ft (231.4 sq m)

* 4 CAR PARKING SPACES

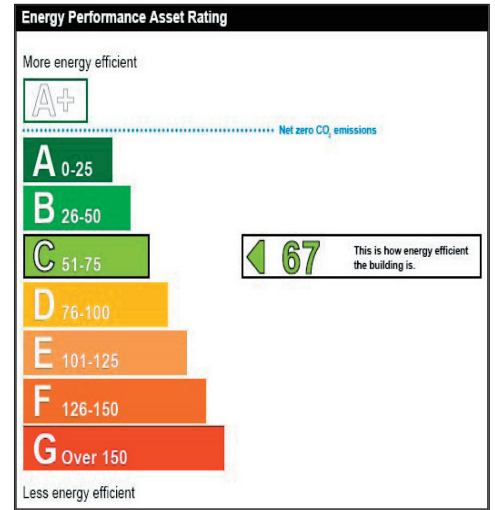
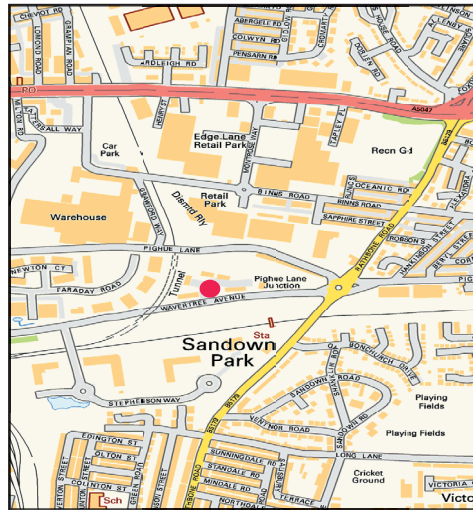
* SELF CONTAINED

* WAVERTREE PARK RAIL STATION LESS THAN 100M

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

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

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LOCATION

Wavertree Business Village is located in a highly prominent location on Wavertree Avenue. The landscaped environment incorporates a series of self contained office buildings with excellent communication links and lies directly adjacent to the Wavertree Railway Station.

DESCRIPTION

The property building is designed to the latest specification and comprise two storeys with brick elevations and an attractive glazed atrium entrance and incorporate double glazing, central heating and category II lighting throughout.

ACCOMMODATION

The building is approached via a glazed double height entrance lobby with staircase and w.c. facilities (incl. disabled facilities). The ground and first floor is regular in shape providing a pleasant open plan environment with excellent natural light. The unit provides four dedicated on-site parking spaces.

EPC

Certificate Reference Number: 0393-2636-1840-3000-4003

Energy Performance Asset Rating: C-67

FLOOR AREA

1,244 sq ft (231.4 sq m)

LEASE

A new lease will be available for a term of years to be agreed. Further details upon request.

RENT

£16,500 per annum, exclusive.

ESTATE CHARGE

A nominal estate charge will apply to reflect the maintenance of the soft landscaping, estate road etc. Further details upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the preparation of the lease, contracting our order and any stamp duty thereon.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Neil Kirkham, Hitchcock Wright & Partners.

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E-mail: neilkirkham@hwandp.co.uk

Subject to Contract

Details Updated JUNE 2011

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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