

100 SOUTH ROAD

WATERLOO

LIVERPOOL



TO LET

**Fully Self Contained, Refurbished First Floor Office
Accommodation**

190sqm (2045sqft)

CONTACT HITCHCOCKWRIGHT

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Castle Chambers 43 Castle Street Liverpool L2 9SH

100 SOUTH ROAD, WATERLOO



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LOCATION & DESCRIPTION

100 South Road, occupies a strategic location at the junction of South Road with Hougoumont Avenue and close to the Merseyrail Train Station.

The accommodation affords a rare opportunity to acquire purpose built office accommodation with a fully self contained entrance directly off the Hougoumont Avenue thoroughfare.

The premises comprise a series of general and private offices and have been attractively refurbished including :-

- Full carpeting throughout.
- Part glazed partitioned offices.
- Category II VDU lighting.
- Electric storage radiators.
- Vertical blinds to all windows.
- Self contained ladies and gents toilet facilities.
- Fully fitted kitchen.

TERMS

The accommodation is available by way of a new lease for a minimum term of 5 years based on our clients standard form of lease for the building.

RENTAL

£15,000 per annum exclusive.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

RATEABLE VALUE

£9600

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

SERVICE CHARGE

The incoming tenant will be responsible for a fair proportion of the Landlords out-goings to include the cost of maintaining and servicing the external parts of the building and a fair proportion of the insurance contribution.

VIEWING & FURTHER INFORMATION

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

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