

TO LET

ATTRACTIVE
HIGH QUALITY
OFFICES

**2,476 TO
5,686 SQ FT**
(230 TO 528 SQ M)

- > EXCELLENT LOCATION
- > HIGH SPECIFICATION GRADE A
OFFICE ACCOMMODATION
- > DEDICATED CAR PARKING
- > 24 HOUR ACCESS



Estuary Business Park, L24 8QR



ENTER

TO LET

ATTRACTIVE
HIGH QUALITY
OFFICES

HOME

LOCATION

AERIAL

DESCRIPTION

ACCOMMODATION

FURTHER INFORMATION



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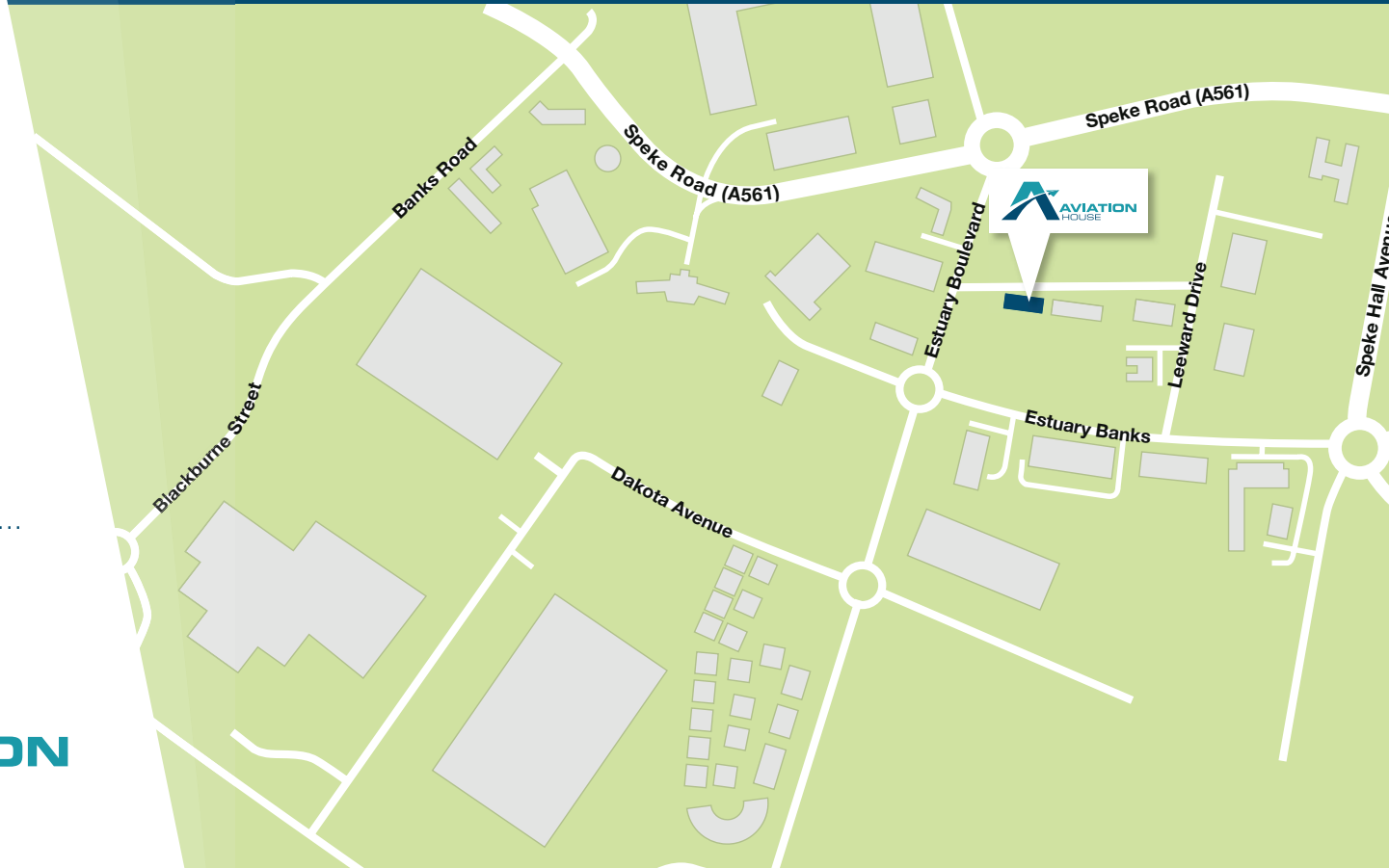


LOCATION

This high quality office development is located 6 miles from Liverpool City Centre and 1 mile from Liverpool John Lennon Airport. There is a regular bus link within Estuary to the City Centre and the site is just 1 mile away from Liverpool South Parkway which provides a public transport hub. Main motorways such as the M62 and the M57 are within a 4 mile radius with access by dual carriageway/expressway.

Access to the M56 is via the existing Runcorn Jubilee Bridge and will be significantly enhanced by the opening of the New Mersey Gateway Crossing in late 2017

SAT NAV: **L24 8QR**



TO LET

DEDICATED
ON SITE
PARKING

HOME

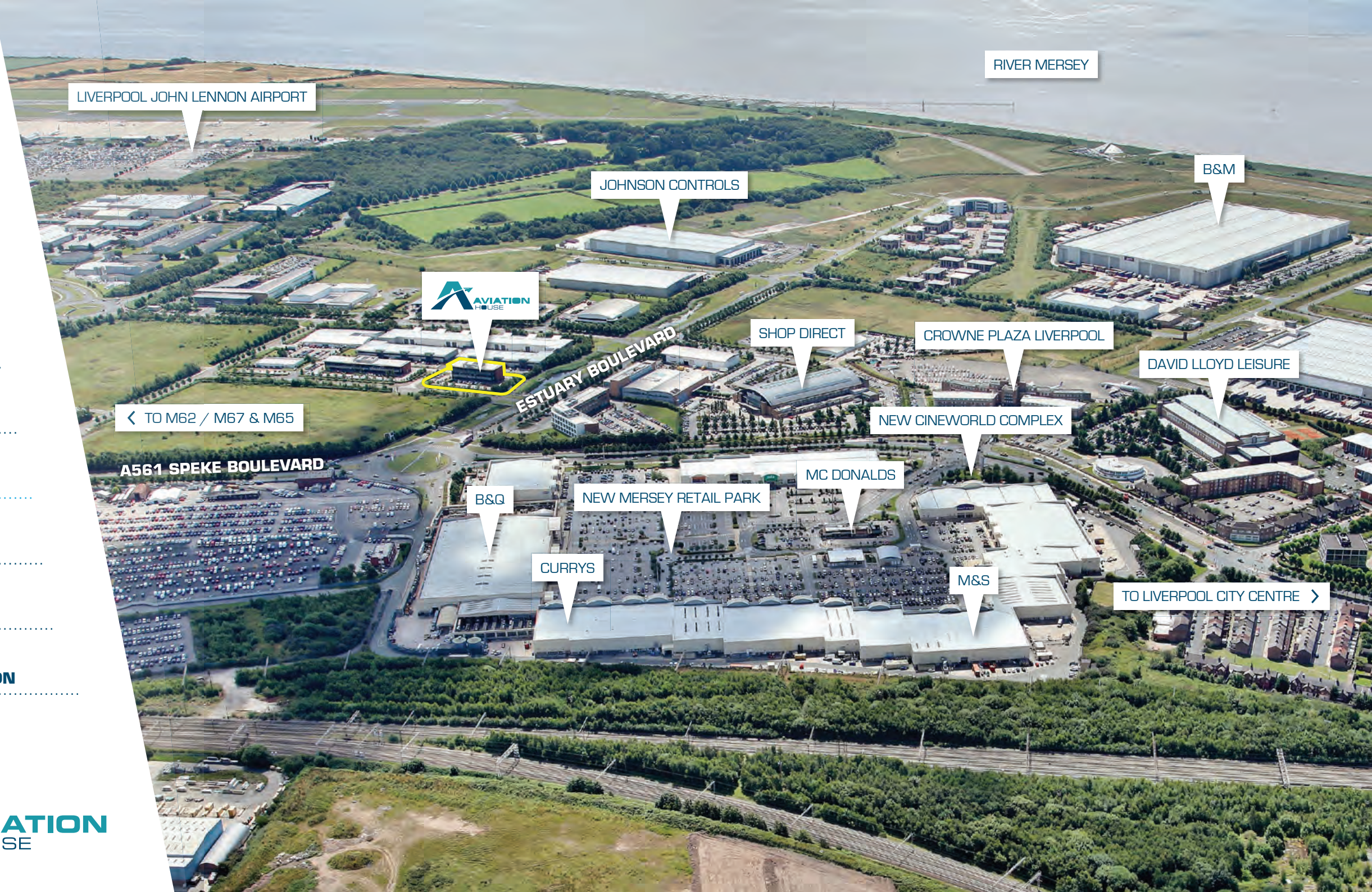
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TO LET

FLEXIBLE LEASE TERMS

DESCRIPTION

Aviation House provides Grade A accommodation within attractive landscaped surroundings and on site parking. Local amenities include the Kiddy Factory, Crowne Plaza Hotel, David Lloyd Leisure Centre and the New Mersey Shopping Park.

- > Refurbished Grade A accommodation
- > Air conditioning & raised floors
- > Flat panel LED lighting
- > Ample car parking
- > Fully DDA compliant
- > Attractive landscaped setting



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24 HOUR
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ACCOMMODATION

TO LET (SQ FT)	
GROUND FLOOR	
Suite A Let to Tyrenet Ltd	
Suite B Let to Keepmoat homes	
FIRST FLOOR	
Let Keepmoat Homes	
2ND FLOOR	
Suite A	3,210
Suite B	2,476
TOTAL	5,686

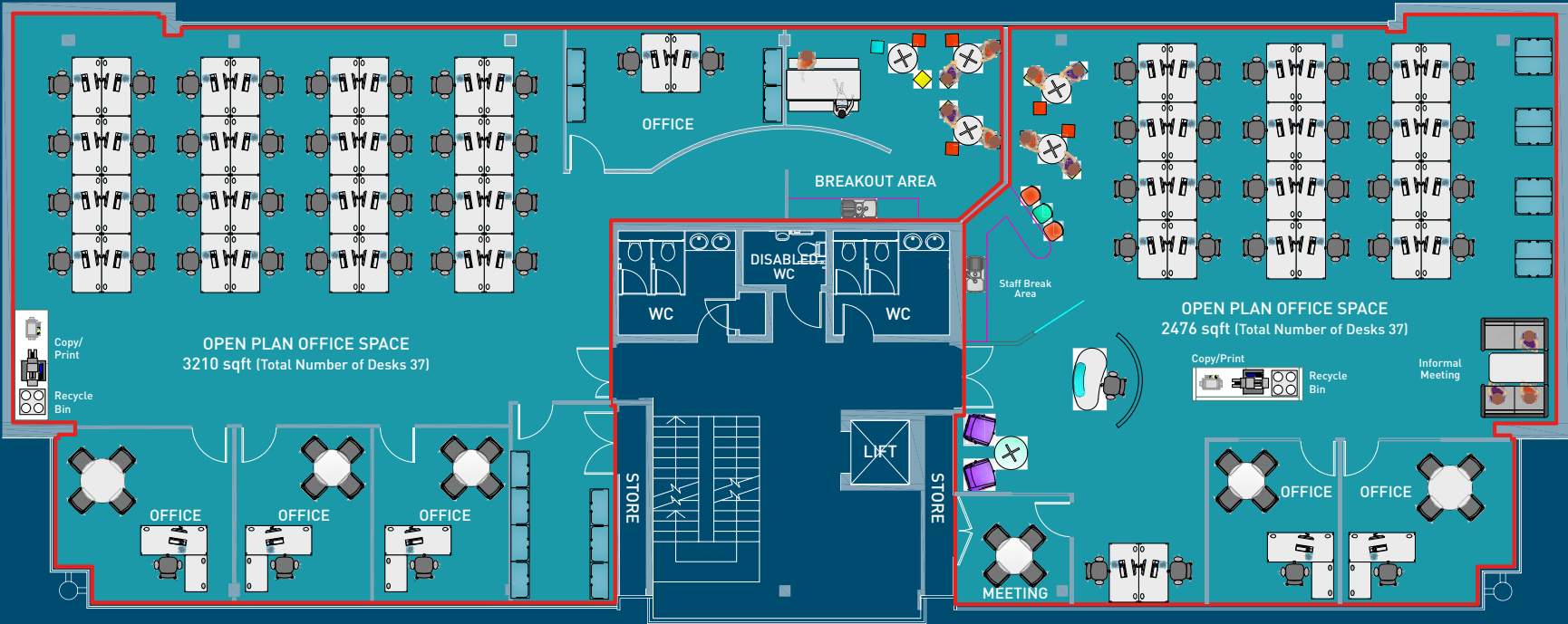
TERMS

Flexible leasehold terms.
Further details upon request.

RATES

The occupier will be responsible
for business rates.

SECOND FLOOR PLAN



TO LET

HIGH
SPECIFICATION
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ACCOMMODATION

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EPC

The EPC rating is C(74).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VAT

All rentals quoted are exclusive of VAT.

VIEWING / FURTHER INFORMATION

Viewings are strictly by appointment with the joint agents;



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